



Land Use Application Summary Report

Application Number:	SU 22-0466	Adjacent Zoning and Land Uses:	
Request:	Special Use Permit for a Wireless Communication Facility	North:	PD, Single Family Residential
		East:	PD, TECO Power Lines
Comp Plan:	RES-4	South:	PD, Single Family Residential
Service Area:	USA	West:	PD, TECO Substation, TECO Peoples Gas Substation, TECO Power Lines



ZONING MAP
SU-CFW 22-0466
 Folio: 3530.0000

- APPLICATION SITE
- ZONING BOUNDARY
- PARCELS
- A SCHOOLS
- O PARKS

STR: 8-26-17, 9-28-17

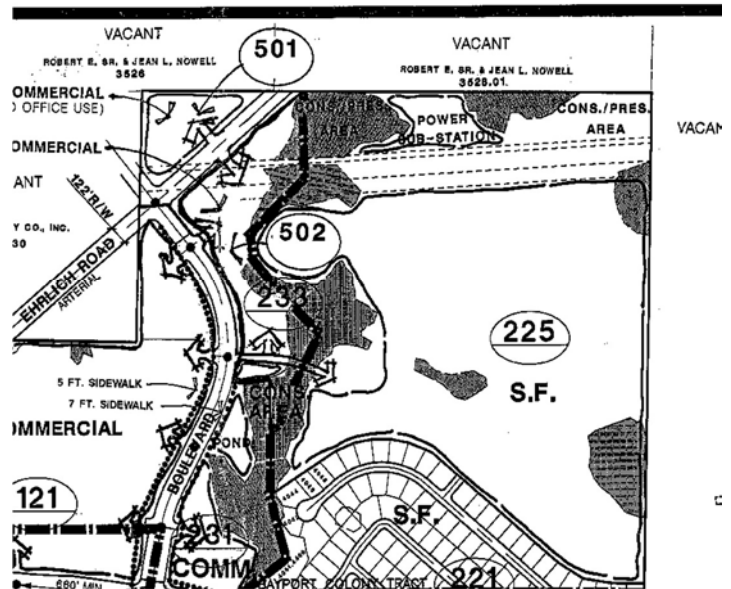
DATE: 03/05/2022 TIME: 10:27:00 AM
 Hillsborough County, Florida
 Produced By: Development Services Department

Request Details:

Pursuant to Land Development Code Section 6.11.29, the request is for a Special Use Permit for a proposed Wireless Communications Facility with 150-foot-high monopole antenna tower that will be located approximately 1,800 feet east of Countryway Boulevard.

Staff Findings:

- The host parcel is 22.56 acres in size and zoned PD (Planned Development) 92-0106, which has been most recently modified by PRS 18-0503. The subject area of the PD has been designated on the PD plan as a "Power substation" area since the creation of the PD in 1992. Per PD Condition 24, public utility uses such as TECO substations, telephone, or cable facilities may be provided where designated on the General Site Development Plan. Within the 2,030-acre PD area, the subject area is the only area specifically designated for public utility uses. The facility compound, consisting of 2,800 square feet, will be located approximately 215 feet east of the existing TECO Peoples Gas substation, just north of the existing TECO transmission tower lines.



- The antenna support tower for the proposed facility will be 150 feet in height and of monopole design with external antennas. Wireless communication facility antenna towers are required to meet the setback requirements of the host parcel's zoning, except when proposed adjacent to residentially developed or zoned properties in which case a minimum setback of 100 percent of tower height is required. The proposed facility's tower will be located 157 feet from the north boundary of the host parcel, 709 feet from the east boundary, 321 feet from the south boundary and 288 feet from the west boundary. These setbacks comply with all requirements.



The proposed tower will be over 320 feet from the closest property line of property developed with residential use, both to the north and south of the subject site. The subject site is in a heavily wooded area, that will be cleared only in the area of the proposed compound.

- The applicant is requesting a variance to the buffering and screening requirements found in LDC Section 6.06.06. The applicant requests to reduce the required 20-foot wide buffer with Type B screening to a 0-foot buffer with Type A screening surrounding the tower compound. The proposed Type A screening is a 6-foot high PVC fence. The applicant has provided required variance criteria responses with their application. In order to provide a 20-foot buffer with Type B screening, existing mature trees and vegetation would need to be removed. Removing the existing vegetation in order to plant new trees may negatively impact the adjacent wetlands. The hearing officer will be required to make a separate decision on the buffer and screening variance in conjunction with the subject Special Use application.



- Per LDC Section 6.11.29.D.3.a, when the zoning is not a zoning district in which specific camouflage structure types are presumed compatible, the applicant shall select the proposed structure type and shall demonstrate how the selection is of a nature or structure type that would be expected or anticipated to occur or be constructed in the general area of the proposed tower location. The applicant is requesting a waiver to the camouflaging requirement to allow for a 150-foot tall monopole tower with external antennas. This waiver request requires Special Use approval by the LUHO.

- The applicant has provided the following justifications for the proposed waiver:
 - The tower's location is compatible with the surrounding uses of the adjacent power substation and electric power transmission lines.
 - The siting of a tower as a general public service and emergency use (including E911) will strengthen the wireless service to the area and support the health, welfare and safety of the community.
 - The applicant provided numerous photo simulations from locations to the north, south and west of the subject site to depict visibility of the proposed tower from the residential developments to the north and south of the subject site, as well as within the TECO transmission line easement corridor. The photo simulations also provide context of the existing tree line height in the area and the existing TECO power transmission line towers and the proposed communication tower.



4. The applicant provided detailed line of site builds for residences in closest proximity to the proposed tower to show the degree of visibility of the proposed tower from 6 locations to the north and south of the proposed tower.



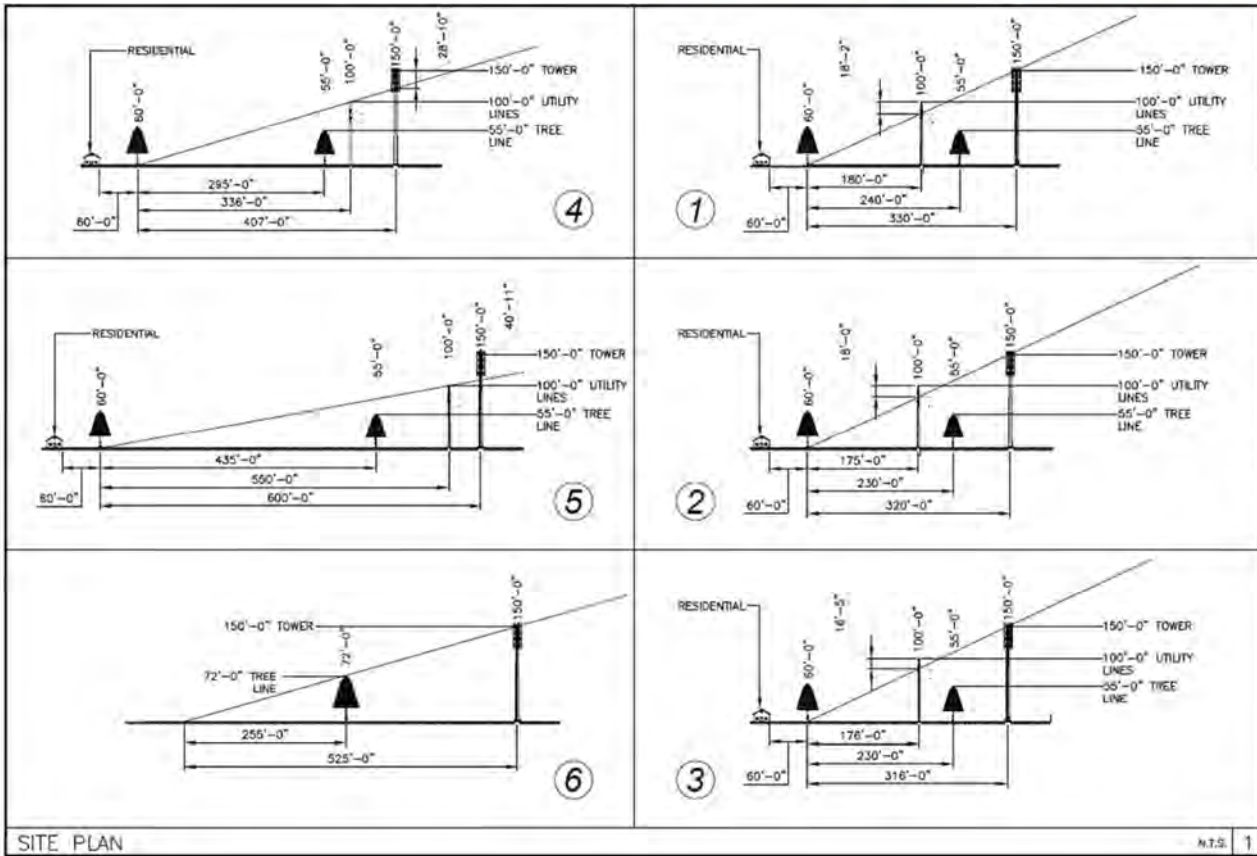
Received May 23, 2022
 Development Services
 Created By: Mike Murphy

LOCATION MAP
 WESTCHASE NORTH
 VERTEX DEVELOPMENT, LLC

For visual reference only. Actual visibility is dependent upon weather conditions, season, sunlight and viewer location.
 22-0466

Development Services

Created By: Mike Murphy



LINE OF SIGHT BUILDS

WESTCHASE NORTH
 VERTEX DEVELOPMENT, LLC

For visual reference only. Actual visibility is dependent upon weather conditions, season, sunlight and viewer location.
 22-0466

- 5. The applicant provided photo simulations showing the proposed tower as proposed by the applicant as a monopole tower with external antennas and as a proposed tower camouflaged with tree type camouflage, presumably the most compatible camouflage type for the proposed area, to show that the proposed tree camouflage would be more visually obtrusive to the surrounding area and well above the existing tree line in the area, therefore unable to blend in the existing trees in the area (excerpts below from submitted photo simulation package).



- Staff agrees with the applicant’s justifications for the proposed camouflage waiver. Typical camouflaging such as a bell tower, clock tower, or pole with flag would not be of a nature that would be expected or anticipated to occur in the general area of the proposed tower. While a tree type camouflage would appear to be the most compatible in this area, given the 150-foot proposed tower height and the existing 55-foot high tree line, a tree type camouflaged tower would be more visibly obtrusive than the proposed monopole tower with external antennas and would not blend in with the existing trees in the area. The proposed tower is located over 320 feet from the nearest property line developed with residential development. Mature existing vegetation and trees surrounds the subject compound site along the north, east, and west which helps to screen the proposed tower from view of residentially developed property. Additionally, along the southern edge of the TECO transmission tower easement area, there is an established buffer with mature trees that provides additional screening of the proposed tower from the residential development to the south. The PD has specifically designated the area of the proposed tower as area for public utility uses since the creation of the PD in 1992, preceding the residential developments to the north and south of the subject site. The proposed tower is also located in close proximity to the existing TECO transmission power lines which are located significantly closer to the residential development to the south. The proposed monopole tower will draw less attention to the tower than the typical camouflage types described above. Staff has no objection to the proposed waiver.
- The applicant has submitted documentation indicating the need for the facility at a height of 150 feet for the desired coverage area and capacity needs, and that no other existing facilities are available for co-location.

Pursuant to LDC Section 6.11.29.E, an outside expert has reviewed the support material submitted by the applicant. The consultant indicated in their report that there are no viable tower structures, public structures or other appropriate support structures in the area that would allow T-Mobile and/or AT & T to collocate and meet the needs of its network in this area. The consultant also reviewed and analyzed the report and coverage maps provided by T-Mobile and AT&T's RF engineers and is in agreement with their findings.

- Per LDC Section 6.11.29.G, a letter of intent committing the antenna tower to shared use for co-location has been submitted. Notice to other potential users was sent on December 13, 2021.
- No objections have been received by staff from review agencies. Environmental Protection Commission Wetlands Division staff indicated no objections subject to conditions which have been added into the recommended conditions of approval. No transportation impacts are anticipated of the proposed tower and very few trips per peak hour is expected.
- Based on the above findings, staff finds the request to be approvable subject to conditions.

Exhibits:

Exhibit 1: Area Zoning Map

Exhibit 2: Immediate Zoning Map

Exhibit 3: Future Land Use Map

Exhibit 4: Proposed Site Plan (22-0466)

Recommended Conditions:

Approval – Approval of the request, subject to the conditions listed below, is based on the general site plan submitted on January 21, 2022.

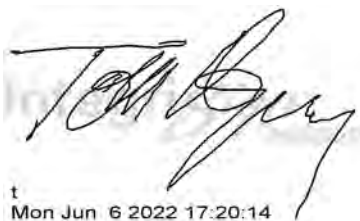
1. The permitted Special Use Permit shall be limited to a wireless communication facility with a 150-foot-high antenna support tower. The tower shall be camouflaged in accordance with LDC Section 6.11.29.D.3.b.4, unless a waiver is approved by the Land Use Hearing Officer in connection with this Special Use to obviate the camouflage requirements. If the camouflage waiver is approved, the tower shall be of a monopole design with external antennas.
2. The facility shall be developed in accordance with the site plan submitted on January 21, 2022, the conditions contained herein and all applicable rules, regulations and ordinances of Hillsborough County.
3. The facility compound shall be located as shown on the site plan. The antenna tower shall have minimum setbacks of 157 feet from the north parcel boundary, 288 feet from the west parcel boundary, 709 feet from the east parcel boundary and 321 feet from the south parcel boundary.
4. Type A screening in the form of a 6-foot tall PVC fence shall be provided surrounding the tower compound if a variance is approved by the land use hearing officer to the buffer and screening requirements. In such case, no buffer area will be required. If the variance is not approved, a 20-foot wide buffer with Type B screening shall be provided surrounding the tower compound.
5. Approval of this special use petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals.
6. The construction and location of any proposed wetland impacts are not approved by this correspondence but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in

Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property.

7. Prior to the issuance of any building or land alteration permits or other development, the approved wetland/other surface water (OSW) line must be incorporated into the site plan. The wetland/OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).
8. Final design of buildings, stormwater retention areas, and ingress/egress are subject to change pending formal agency jurisdictional determinations of wetland and other surface water boundaries and approval by the appropriate regulatory agencies.
9. Prior to the issuance of development permits, the permit holder shall file a letter of intent with the Office of the County Clerk and Administrator committing the owner of the subject facility and successors to allow shared use of the antennae support structure subject to the collocation criteria found in the Land Development Code, or to allow a replacement antennae support structure to be erected provided the replacement is physically and contractually feasible and the cost of modifying or replacing the structure is borne by the collocating company as provided by the Land Development Code.
10. Prior to the issuance of development permits, the permit holder shall provide proof that necessary permits from other regulatory agencies, including but not limited to the Hillsborough County Aviation Authority, Federal Aviation Administration and the Federal Communications Commission, have been secured.
11. The subject facility and antennae tower shall be demolished and removed at no expense to Hillsborough County if the facility is not commercially operated for any one-year period.
12. If the notes and/or graphics on the site plan are in conflict with specific zoning conditions and/or LDC regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.

Staff's Recommendation: **Approvable, subject to conditions**

Zoning
Administrator
Sign-off:

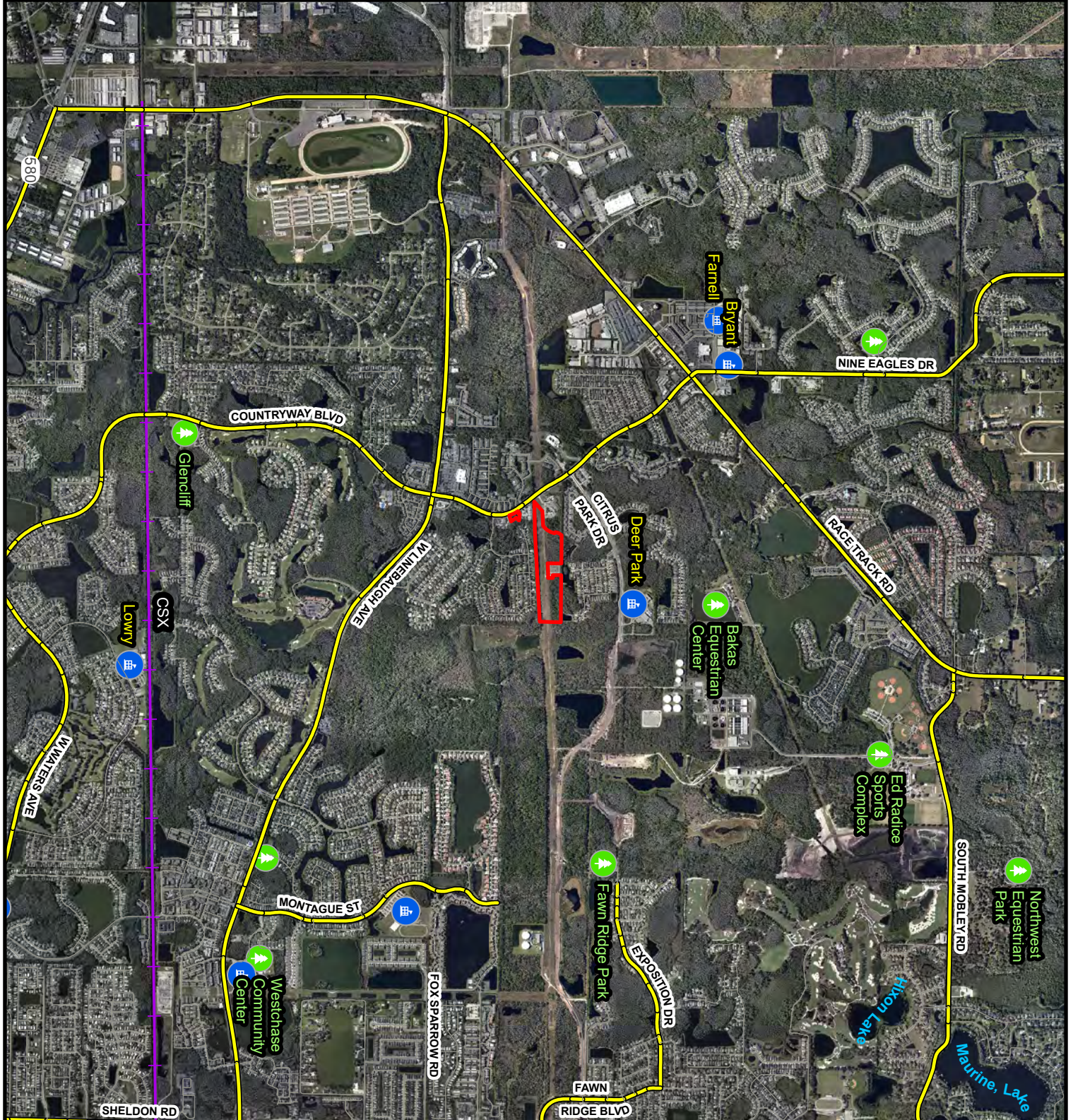


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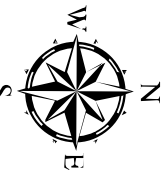
VICINITY MAP

SU-CFW 22-0466

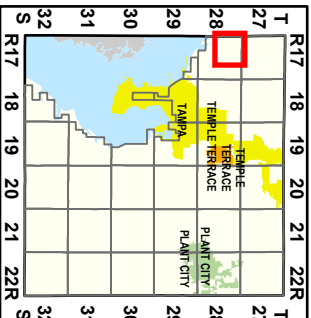
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- APPLICATION SITE
- RAILROADS
- SCHOOLS
- PARKS



STR: 8-28-17, 9-28-17



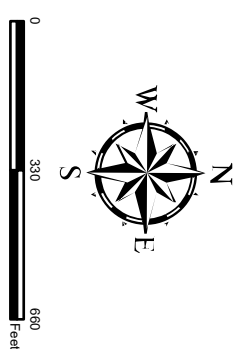
NOTE: Every reasonable effort has been made to assure the accuracy of the map. Hillsborough County does not assume any liability arising from use of this map. THIS MAP IS PROVIDED WITHOUT WARRANTY OF ANY KIND, either expressed or implied, including but not limited to, accuracy, completeness, timeliness, or availability and fitness for a particular purpose. SOURCE: This map was prepared for the purpose of providing information to the public. It is not intended to be used for any other purpose. Users of this map are hereby notified that the information is for informational purposes only and should be considered for verification of the information contained on the map. DATE: 02/02/22 P:\7\G\ON\G35\DEVELOPMENT\Mapxpx Produced by: Development Services Department

ZONING MAP

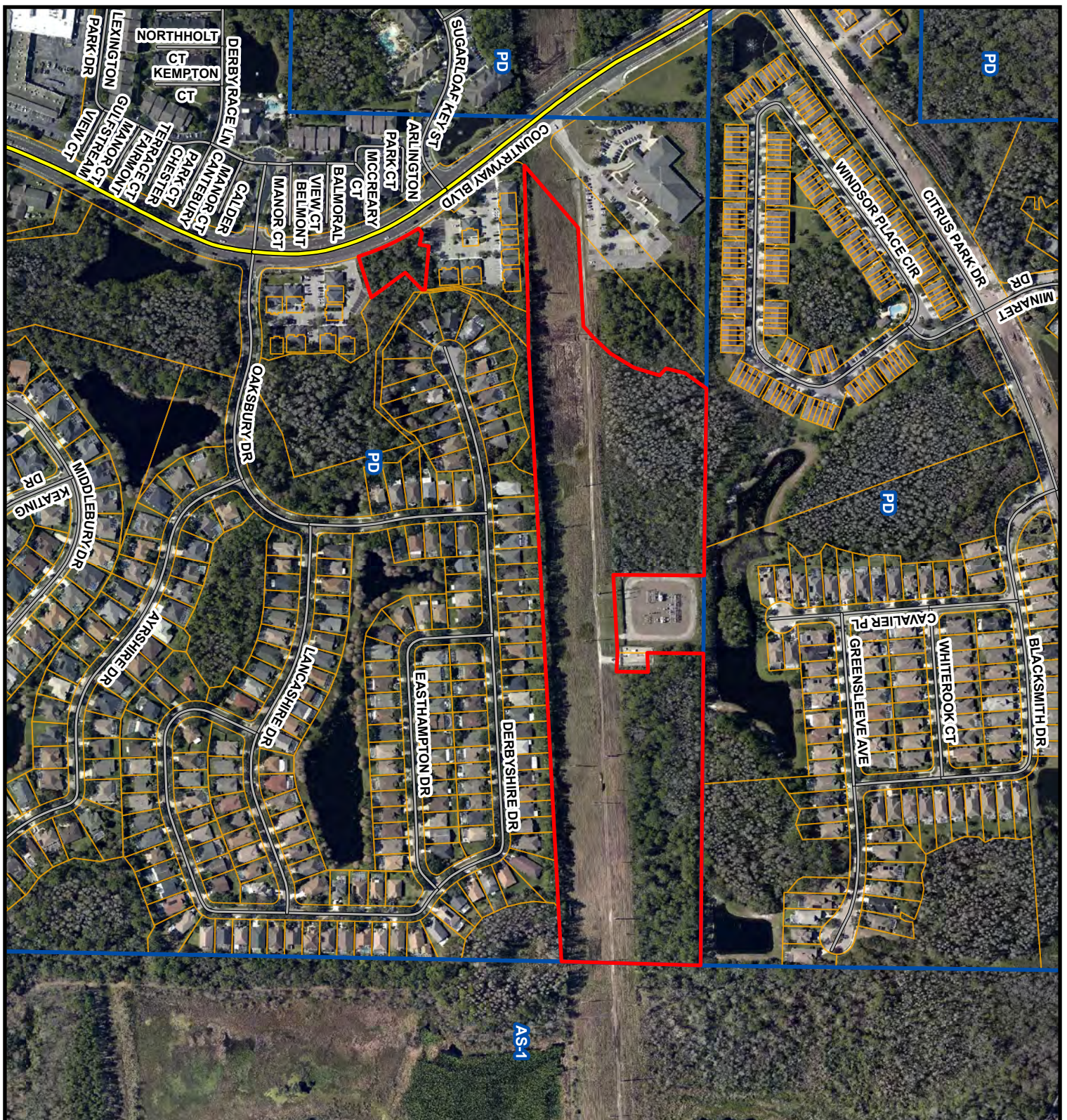
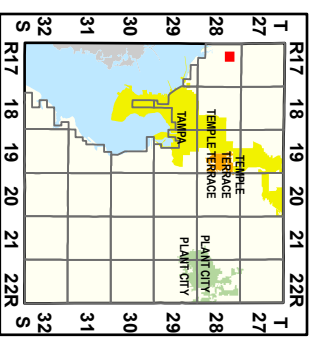
SU-CFW 22-0466

Folio: 3530.0000

- APPLICATION SITE
- ZONING BOUNDARY
- PARCELS
- SCHOOLS
- PARKS



STR: 8-28-17, 9-28-17



NOTE: Every reasonable effort has been made to assure the accuracy of this map. Hillsborough County does not assume any liability arising from use of this map. THIS MAP IS PROVIDED WITHOUT WARRANTY OF ANY KIND, either expressed or implied, and is provided for informational purposes only. SOURCE: This map has been prepared for the inventory of real property, land use, and zoning in Hillsborough County and is compiled from recorded deeds, plats, and other public records. The map is based on the best available data. The information contained on this map should be verified for accuracy of the information contained on this map.

Date: 03/22/22 File: G:\ZONING\3530\3530\Map.mxd
 Produced By: Development Services Department

HILLSBOROUGH COUNTY FUTURE LAND USE

RS SU 22-0466

Rezoning

<Call other values>

STATUS

- APPROVED
- CONTINUED
- DENIED
- WITHDRAWN
- PENDING

- Tampa Service
- Urban Service
- Shoreline

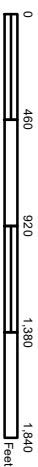
- County Boundary
- Jurisdiction Boundary

Roads

Parcels

- wam NATURAL LULC Wet Poly
- AGRICULTURAL/AMINING-120 (.25 FAR)
- PEC PLANNED ENVIRONMENTAL COMMUNITY-112 (.25 FAR)
- AGRICULTURAL-110 (.25 FAR)
- AGRICULTURAL/RURAL-115 (.25 FAR)
- AGRICULTURAL ESTATE-12.5 (.25 FAR)
- RESIDENTIAL-1 (.25 FAR)
- RESIDENTIAL-2 (.25 FAR)
- RESIDENTIAL PLANNED-2 (.35 FAR)
- RESIDENTIAL-4 (.25 FAR)
- RESIDENTIAL-6 (.25 FAR)
- RESIDENTIAL-9 (.35 FAR)
- RESIDENTIAL-12 (.35 FAR)
- RESIDENTIAL-16 (.35 FAR)
- RESIDENTIAL-20 (.35 FAR)
- RESIDENTIAL-35 (1.0 FAR)
- NEIGHBORHOOD MIXED USE-4 (3) (.35 FAR)
- SUBURBAN MIXED USE-6 (.35 FAR)
- COMMUNITY MIXED USE-12 (.50 FAR)
- URBAN MIXED USE 20 (1.0 FAR)
- REGIONAL MIXED USE-35 (2.0 FAR)
- OC-20
- RESEARCH CORPORATE PARK (1.0 FAR)
- ENERGY INDUSTRIAL PARK (.50 FAR USES OTHER THAN RETAIL .25 FAR RETAIL/COMMERCE)
- LIGHT INDUSTRIAL PLANNED (.50 FAR)
- LIGHT INDUSTRIAL (.50 FAR)
- HEAVY INDUSTRIAL (.50 FAR)
- PUBLIC/QUASIPUBLIC
- NATURAL PRESERVATION
- WIMAUVA VILLAGE RESIDENTIAL-2 (.25 FAR)
- CITRUS PARK VILLAGE

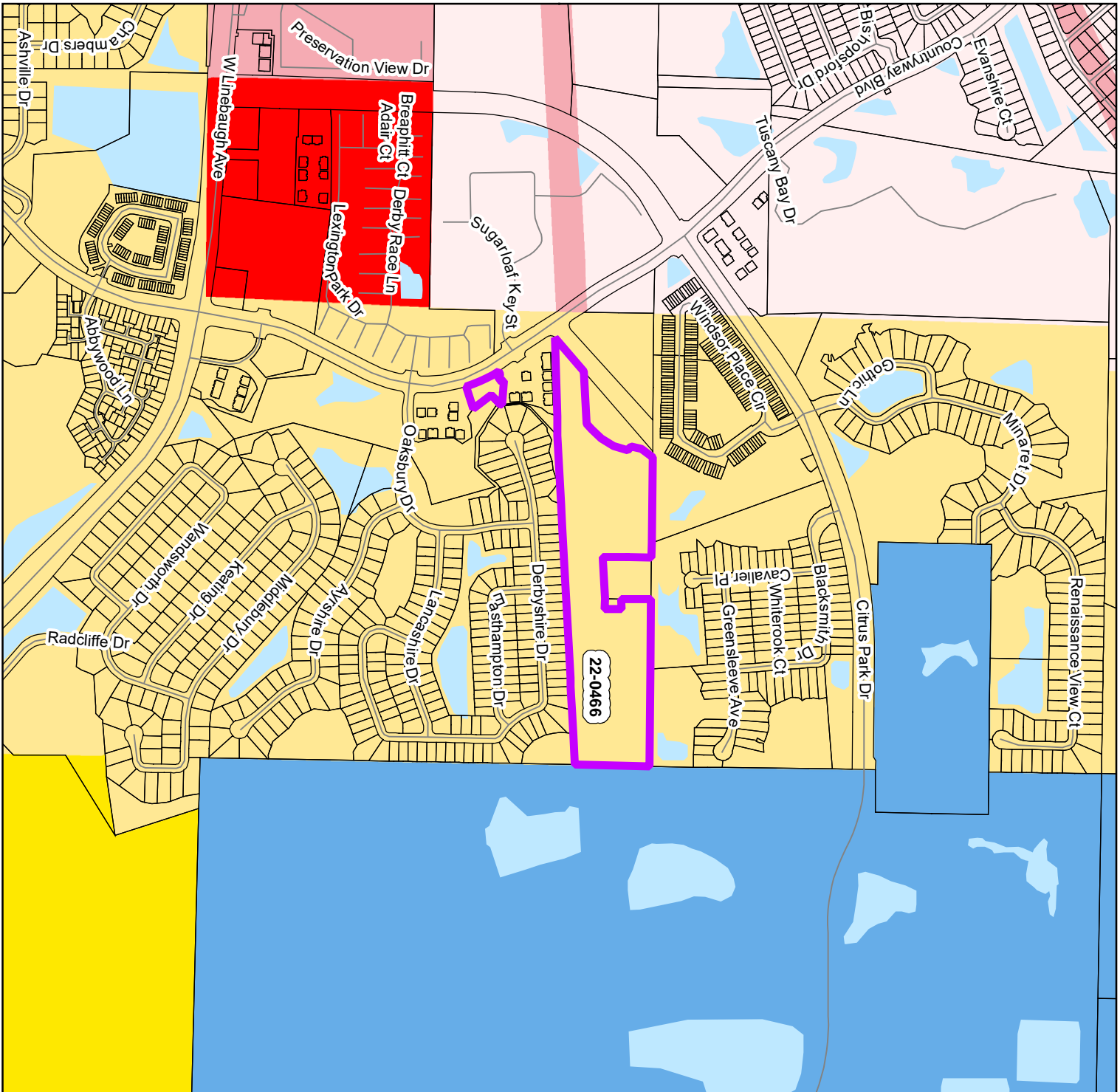
DATA SOURCES: Rezoned boundaries from the Planning Commission and an official parcel line and street from Hillsborough County Property Appraiser. All other data for this map is derived from the official GIS data for Hillsborough County Planning Commission. The map is for illustrative purposes only. For the most current data and information, visit the appropriate source.



Map Printed from Rezoning System: 3/28/2022

Author: Beverly F. Dames

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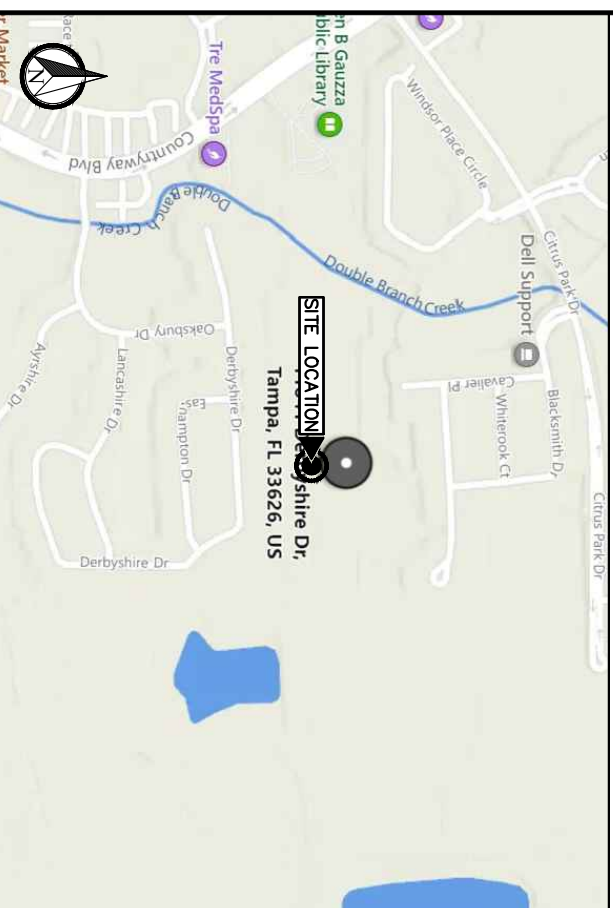
WESTCHASE NORTH

COUNTRYWAY BLVD,
TAMPA, FLORIDA 33626
(HILLSBOROUGH COUNTY)

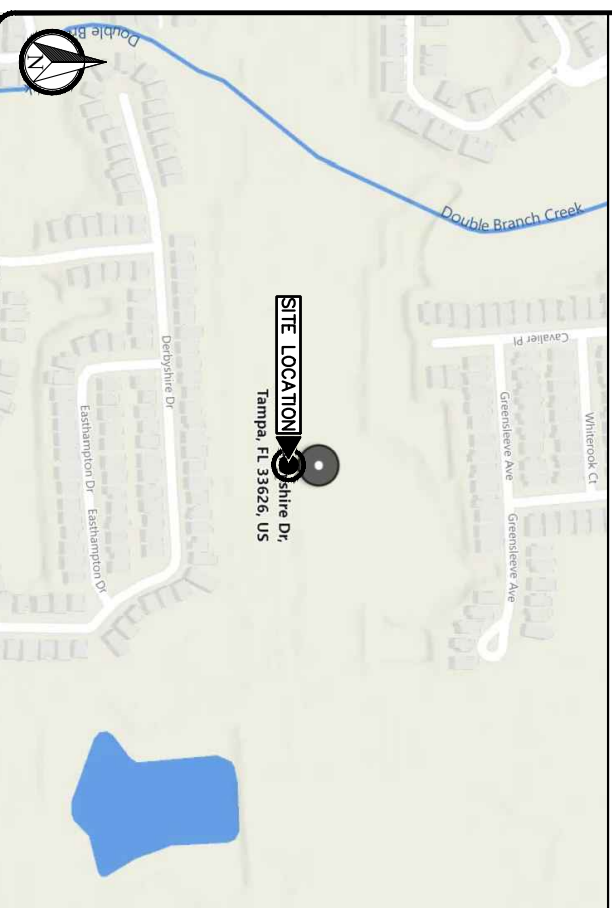
#FL-5291

PROPOSED 150' MONOPOLE TOWER
IN SECTION 8, TOWNSHIP 28 SOUTH, RANGE 17 EAST

LOCAL MAP



VICINITY MAP



APPROVALS

PROPERTY OWNER _____
RF ENGINEER _____
CONSTRUCTION _____
SITE ACQUISITION _____
ZONING _____
NETWORK _____
OPERATIONS _____
CONTRACTOR _____

DESIGN CRITERIA

DESIGN WIND SPEED: 142 MPH (ULTIMATE 3-SEC GUST)
EXPOSURE CATEGORY: 110 MPH (NOMINAL 3-SEC GUST)
RISK CATEGORY: C

INDEX OF DRAWINGS

SHT. NO.	DESCRIPTION	REV. NO.
T1	TITLE SHEET	0
G1	GENERAL NOTES	0
C1	SITE PLAN	0
C1A	SETBACK PLAN	0
C2	COMPOUND LAYOUT	0
C3	TOWER ELEVATION & DETAILS	0
C4	FENCE DETAILS	0
C5	SILT FENCE DETAILS	0
C6	DETAILS	0
G6A	GROSS SECTIONS	0
SU1	SURVEY	0

APPLICABLE CODES

THE CONTRACTOR'S WORK SHALL COMPLY WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES AS ADOPTED BY THE LOCAL AUTHORITY HAVING JURISDICTION (AHJ) OVER THE LOCATION. THE EDITION OF THE AHJ ADOPTED CODES AND STANDARDS IN EFFECT ON THE DATE OF CONTRACT AWARD SHALL GOVERN THE DESIGN.

BUILDING CODE: FLORIDA BUILDING CODE 6TH EDITION (2020).

NATIONAL ELECTRICAL CODE: 2017 EDITION.

ELECTRICAL CODE: NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 70

MECHANICAL CODE: MECHANICAL CODE, 7TH EDITION.

FIRE CODE: FLORIDA FIRE PREVENTION CODE, 7TH EDITION.

LIFE SAFETY CODE: NFPA-101-2018

THE CONTRACTOR'S WORK SHALL COMPLY WITH THE LATEST EDITION OF THE FOLLOWING STANDARDS: AMERICAN CONCRETE INSTITUTE (ACI) 318-11 BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE; AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC), 14th EDITION; TELECOMMUNICATIONS INDUSTRY ASSOCIATION (TIA) 222-H, STRUCTURAL STANDARDS FOR STEEL ANTENNA TOWER AND ANTENNA SUPPORTING STRUCTURES; TIA-607-B, COMMERCIAL BUILDING GROUNDING AND BONDING REQUIREMENTS FOR TELECOMMUNICATIONS.

INSTITUTE FOR ELECTRICAL AND ELECTRONICS ENGINEERS (IEEE) 81, GUIDE FOR MEASURING EARTH RESISTIVITY, GROUND IMPEDANCE, AND EARTH SURFACE POTENTIALS OF A GROUND SYSTEM; IEEE 1100 (2005) RECOMMENDED PRACTICE FOR POWERING AND GROUNDING OF ELECTRONIC EQUIPMENT.

IEEE C62.41, GUIDE ON THE SURGE ENVIRONMENT IN LOW-VOLTAGE AC POWER CIRCUITS (FOR LOCATION CATEGORY "C3" AND "HIGH SYSTEM EXPOSURE").

TELCORDIA GR-1275, GENERAL INSTALLATION REQUIREMENTS; TELCORDIA GR-1503, COAXIAL CABLE CONNECTIONS; ANSI T1.311, FOR TELECOM - DC POWER SYSTEMS - TELECOM, ENVIRONMENTAL PROTECTION.

THIS DOCUMENT HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY JEREMY D. SHART, PE (#75137) USING A DIGITAL SIGNATURE IN ACCORDANCE WITH F.A.C. 61G5-23.004, WITH A DIGITAL CERTIFICATE ISSUED BY ENTRUST, INC. PLEASE REFERENCE SHEET T1 TO VIEW THE SIGNATURE AND VERIFY ITS PROPERTIES. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

REV	DATE	DESCRIPTION
0	01/19/22	PRELIMS ISSUED

PROJECT NO.: 21-5443
DRAWN BY: C. HAYS
PROJECT MANAGER: C. OCHOVA
CHECKED BY: C. OCHOVA

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SMW ENGINEERING GROUP, INC.
TOGETHER PLANNING A BETTER TOMORROW
12979 N. TELECOM PARKWAY
TEMPLE TERRACE, FL 33657
(813) 815-1422
CERTIFICATE OF AUTHORIZATION 33693

VERTEX DEVELOPMENT, LLC
3630 W KENNEDY BLVD TAMPA, FLORIDA 33609

JEREMY D. SHART, P.E., FL LICENSE 75137

WESTCHASE NORTH
FL-5291
COUNTRYWAY BLVD,
TAMPA, FLORIDA 33626
(HILLSBOROUGH COUNTY)
SHEET NAME
TITLE SHEET
SHEET NUMBER
T 22-0466

- 1. **Owner** - VERTEX
- 2. **Contractor** - GC OR SUBCONTRACTOR DOING THE WORK
- 3. A 20-FOOT HORIZONTAL CLEARANCE DISTANCE SHALL BE MAINTAINED FROM ALL EXISTING POWER LINES.
- 4. THE CONTRACTOR'S USE OF A CONSTRUCTION STAGING AREA SHALL BE COORDINATED WITH THE CONSTRUCTION MANAGER WELL IN ADVANCE OF THE CONSTRUCTION START DATE.
- 5. LABOR, MATERIAL, TOOLS, EQUIPMENT, TRANSPORTATION AND TEMPORARY POWER SERVICES NECESSARY FOR AND INCIDENTAL TO COMPLETION OF ALL WORK SHALL BE PROVIDED AS INDICATED ON THE DRAWINGS AND/OR AS SPECIFIED HEREIN. LABOR AND MATERIALS SHALL BE FURNISHED AS REQUIRED FOR COMPLETE SYSTEMS, INCLUDING ALL ELEMENTS OBVIOUSLY OR REASONABLY INCIDENTAL TO A COMPLETE INSTALLATION, WHETHER OR NOT SPECIFICALLY INDICATED ON THE PLANS.
- 6. FOR TASKS REQUIRED TO BE PERFORMED BUT NOT CLEARLY DEFINED OR IDENTIFIED BY THE CONTRACT DOCUMENTS, THE SUBCONTRACTOR SHALL NOT START WORK ON SUCH TASKS WITHOUT HAVING RECEIVED WRITTEN AUTHORIZATION FROM THE CONSTRUCTION MANAGER TO PROCEED.
- 7. THE DRAWINGS ARE DIAGRAMATIC AND INDICATE THE GENERAL ARRANGEMENT OF SYSTEMS AND EQUIPMENT UNLESS OTHERWISE INDICATED BY DIMENSIONS OR DETAILS. EXACT EQUIPMENT LOCATIONS MAY BE MODIFIED AS REQUIRED BY ACTUAL FIELD CONDITIONS. IF THE SPECIFIED EQUIPMENT CANNOT BE INSTALLED AS SHOWN ON THESE DRAWINGS, SUBCONTRACTOR SHALL PROPOSE AN ALTERNATIVE INSTALLATION FOR APPROVAL BY THE ENGINEER AND THE CONSTRUCTION MANAGER.
- 8. THE GENERAL CONTRACTOR SHALL OBTAIN, PAY FOR AND DELIVER ALL REQUIRED PERMITS, CERTIFICATES OF INSPECTION, INCLUDING UTILITY CONNECTION FEES, ETC., REQUIRED BY THE AUTHORITIES HAVING JURISDICTION AND SHALL DELIVER SUCH DOCUMENTS TO THE OWNER PRIOR TO FINAL ACCEPTANCE OF THE WORK.
- 10. ALL NECESSARY PROVISIONS SHALL BE MADE TO PROTECT EXISTING IMPROVEMENTS, PAVING, CURBS, GALVANIZED SURFACES, ETC. AND THE SUBCONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO SAME RESULTING FROM THE CONSTRUCTION WORK. ALL DISTURBED AND DAMAGED AREAS SHALL BE RESTORED TO THEIR ORIGINAL CONDITION OR BETTER UPON COMPLETION OF ALL WORK TO THE SATISFACTION OF THE CONSTRUCTION MANAGER.
- 11. THE FOLLOWING CLEANUP TASKS SHALL BE PERFORMED AS FOLLOWS: (1) ON A DAILY BASIS, KEEP THE GENERAL AREA CLEAN AND HAZARD FREE, REMOVING ALL WASTE, DEBRIS AND TRASH FROM THE SITE AND DISPOSING OF SAME IN A LEGAL MANNER; (2) UPON COMPLETION, LEAVE THE PREMISES IN A CLEAN CONDITION AND FREE FROM PAINT SPOTS, DUST, OR SMUDGES OF ANY NATURE.
- 12. ALL EQUIPMENT AND MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE RESPECTIVE MANUFACTURER'S RECOMMENDATIONS EXCEPT WHERE IT IS SPECIFICALLY INDICATED OTHERWISE IN THE CONTRACT DOCUMENTS OR WHERE LOCAL CODES OR REGULATIONS TAKE PRECEDENCE.
- 13. ALL WORK PERFORMED AND MATERIALS INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS AND ORDINANCES. THE CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY HAVING JURISDICTION OVER THE PERFORMANCE OF THE WORK. MECHANICAL AND ELECTRICAL SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS AS WELL AS LOCAL AND STATE CODES, ORDINANCES AND APPLICABLE REGULATIONS.
- 14. THE SUBCONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AT ALL TIMES, USING THE BEST SKILLS AND ATTENTION. HE SHALL BE SOLELY RESPONSIBLE FOR ALL OF THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK, INCLUDING CONTRACT AND COORDINATION WITH THE CONSTRUCTION MANAGER.
- 15. WITHIN TEN (10) WORKING DAYS AFTER PROJECT COMPLETION, THE CONSTRUCTION MANAGER SHALL PROVIDE A COMPLETE SET OF AS-BUILT DRAWINGS, CYLINDER TESTS, LEAK RELEASES, AND OTHER CLOSEOUT DOCUMENTATION AS REQUIRED BY THE OWNER. ALL SYSTEMS SHALL BE COMPLETELY ASSEMBLED, TESTED, ADJUSTED AND DEMONSTRATED TO BE READY FOR OPERATION PRIOR TO THE OWNER'S ACCEPTANCE.
- 16. THE CONTRACTOR SHALL NOT ENCROACH ON EXISTING WETLANDS. THIS INCLUDES, BUT IS NOT LIMITED TO STAGING EQUIPMENT, MATERIALS STORAGE, ETC.
- 17. THERE SHALL BE NO DEWATERING DISCHARGES INTO EXISTING WETLANDS.

GENERAL NOTES

1

- 1. **MATERIAL:**
 - A. ALL STRUCTURAL STEEL WORK SHALL CONFORM TO THE LATEST EDITION OF THE AISC "STEEL CONSTRUCTION MANUAL".
 - B. ALL STRUCTURAL PLATES, ANGLES, AND CHANNELS SHALL BE ASTM A36 AND "HOT DIPPED" GALVANIZED IN ACCORDANCE WITH ASTM A123 AND ASTM A153 STANDARDS.
- 2. DESIGN, FABRICATION, AND CONSTRUCTION OF ALL CONNECTIONS SHALL CONFORM TO AISC STEEL CONSTRUCTION MANUAL.
- 3. **WELDING:**
 - A. ALL WELDS, WELDERS, AND WELD INSPECTIONS SHALL CONFORM TO THE REQUIREMENTS OF AWS D 1.1, LATEST REVISION.
 - B. ALL WELDS SHALL BE MADE WITH E70XX LOW HYDROGEN ELECTRODES.
 - C. ALL STEEL SHALL BE SPRAY GALVANIZED AFTER WELDING.
- 4. ALL BOLTS SHALL BE GALVANIZED, A325-N, UNLESS NOTED OTHERWISE AND TIGHTENED TO A "SNUG TIGHT" CONDITION AS DEFINED BY AISC. SECURE NUT WITH LOCKING WASHER.
- 5. ANCHOR BOLTS SHALL CONFORM TO ASTM A307, UNLESS NOTED OTHERWISE.
- 6. THE SUBCONTRACTOR/STEEL FABRICATOR SHALL LOCATE ANY REINFORCEMENT IN THE STRUCTURAL MEMBERS IN SUCH A MANNER SO THAT THERE WILL NOT BE CONFLICT WITH THE REINFORCEMENT WHEN INSTALLING ANCHORS. THE ANCHORS SHALL BE INSTALLED PER THE MANUFACTURER'S INSTRUCTION.
- 7. THE SUBCONTRACTOR/STEEL FABRICATOR SHALL CONFORM TO THE MINIMUM EDGE DISTANCE REQUIREMENTS IN ACCORDANCE WITH THE AISC MANUAL OF STEEL CONSTRUCTION.
- 8. ALL STRUCTURAL STEEL SHALL BE FABRICATED TO FIT AT BOLTED CONNECTIONS WITHIN 1/8 INCH TOLERANCE. STRUCTURAL STEEL SHALL NOT BE FLAME CUT UNDER ANY CIRCUMSTANCES WITHOUT APPROVAL OF THE ENGINEER.

STRUCTURAL STEEL NOTES

2

REV	DATE	DESCRIPTION
0	01/19/22	PRELIMS ISSUED

PROJECT NO.:	21-5443
DRAWN BY:	C. HAYS
PROJECT MANAGER:	C. OCHOVA
CHECKED BY:	C. OCHOVA

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 TEMPLE TERRACE, FL 33637
 (813) 615-1422
 CERTIFICATE OF AUTHORIZATION 33693



3630 W. KENNEDY BLVD
 TAMPA, FLORIDA 33609



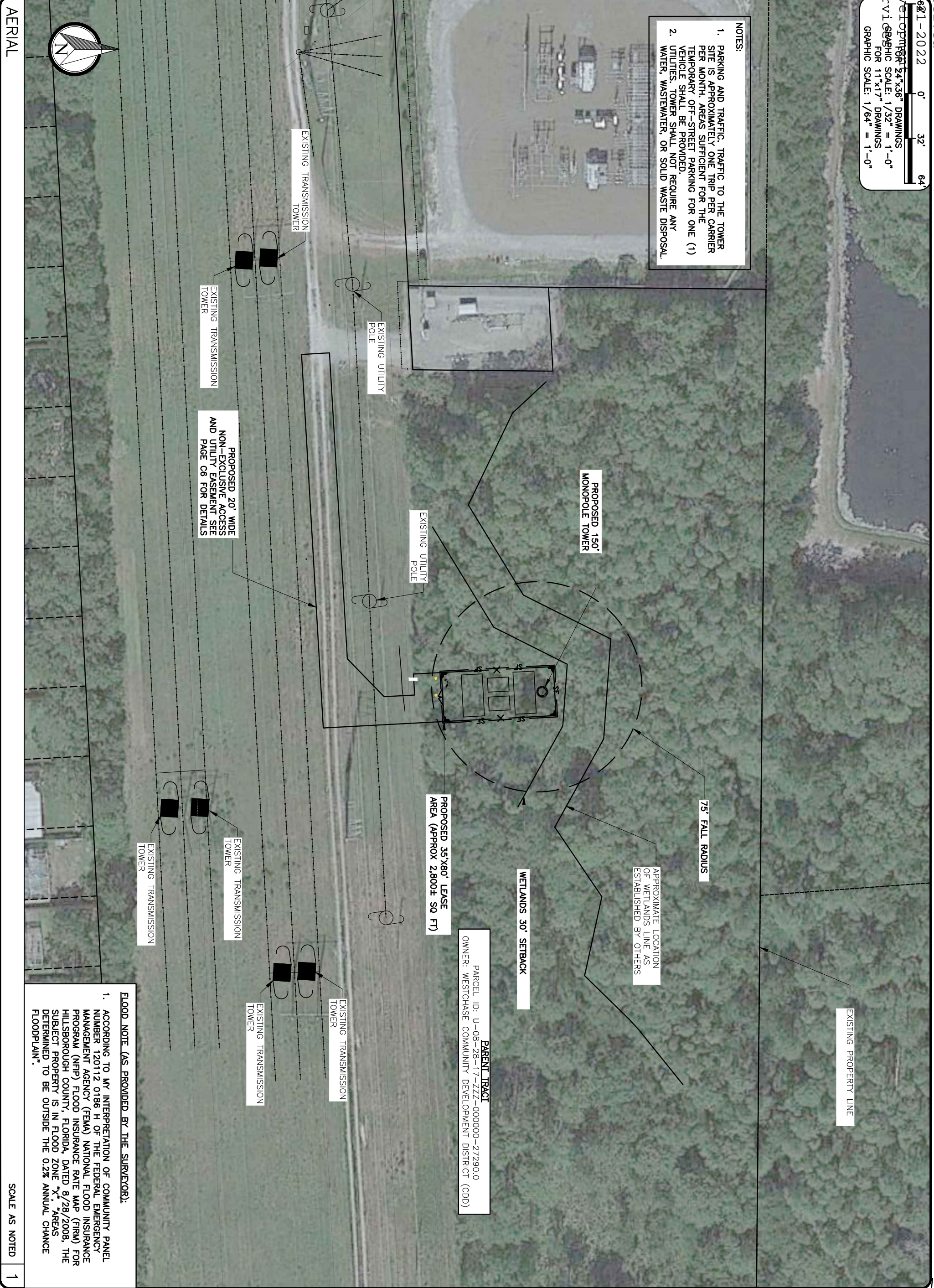
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WESTCHASE
 NORTH
 FL-5291
 COUNTRYWAY BLVD.
 TAMPA, FLORIDA 33626
 (HILLSBOROUGH COUNTY)

GENERAL NOTES
 SHEET NUMBER
 00-0466
 G1

NOTES:

1. PARKING AND TRAFFIC. TRAFFIC TO THE TOWER SITE IS APPROXIMATELY ONE TRIP PER CARRIER PER MONTH. AREAS SUFFICIENT FOR THE TEMPORARY OFF-STREET PARKING FOR ONE (1) VEHICLE SHALL BE PROVIDED.
2. UTILITIES. TOWER SHALL NOT REQUIRE ANY WATER, WASTEWATER, OR SOLID WASTE DISPOSAL.



PARENT TRACT
 PARCEL ID: U-08-28-17-ZZZ-000000-27290.0
 OWNER: WESTCHASE COMMUNITY DEVELOPMENT DISTRICT (CDD)

PROPOSED 150'
MONOPOLE TOWER

PROPOSED 20' WIDE
NON-EXCLUSIVE ACCESS
AND UTILITY EASEMENT SEE
PAGE C6 FOR DETAILS

FLOOD NOTE (AS PROVIDED BY THE SURVEYOR):

1. ACCORDING TO MY INTERPRETATION OF COMMUNITY PANEL NUMBER 120112 0186 H OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) FOR HILLSBOROUGH COUNTY, FLORIDA, DATED 8/28/2008, THE SUBJECT PROPERTY IS IN FLOOD ZONE "X-1". AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

REV	DATE	DESCRIPTION
0	01/19/22	PRELIMS ISSUED

PROJECT NO.:	21-5443
DRAWN BY:	C. HAYS
PROJECT MANAGER:	C. OCHOYA
CHECKED BY:	C. OCHOYA

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TOGETHER PLANNING A BETTER TOMORROW

12978 N. TELECON PARKWAY
TAMPA, FLORIDA 33637
(813) 615-1422
CERTIFICATE OF AUTHORIZATION 33693

VERTEX
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FL-5291
COUNTRYWAY BLVD.
TAMPA, FLORIDA 33626
(HILLSBOROUGH COUNTY)

SHEET NAME
AERIAL

SHEET NUMBER
22-0466

C1

01-2022
Development for 24"x36" Drawings
Graphic Scale: 1/32" = 1'-0"
FOR 11"x17" Drawings
Graphic Scale: 1/64" = 1'-0"

REV	DATE	DESCRIPTION
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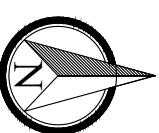
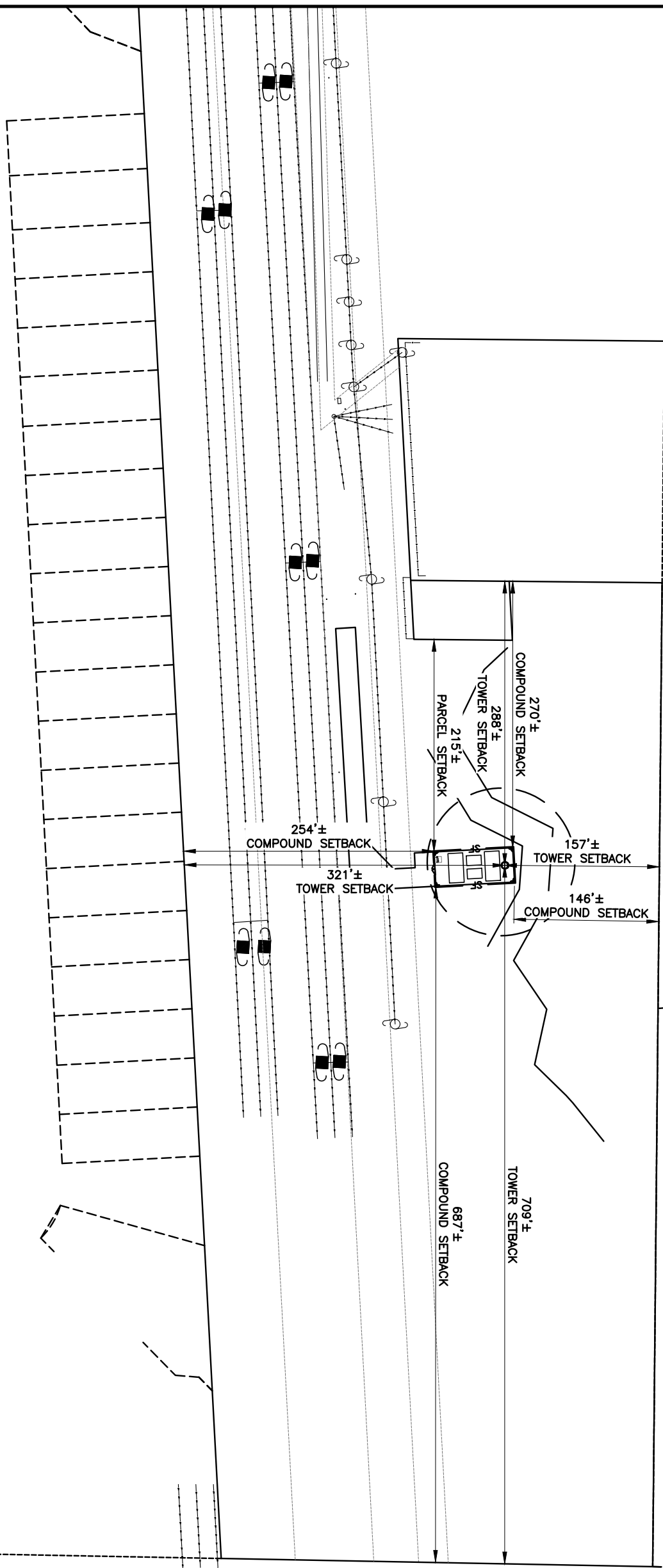

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 TAMPA, FLORIDA 33626
 (HILLSBOROUGH COUNTY)

SHEET NAME
 SETBACK PLAN
 SHEET NO. 22-0466
 C1A

TOWER SETBACKS - (TAKEN FROM EDGE OF CAISSON)	
NORTH	157'-0" ±
SOUTH	321'-0" ±
EAST	709'-0" ±
WEST	288'-0" ±

FENCE SETBACKS - (TAKEN FROM EDGE OF PROPOSED FENCE)	
NORTH	146'-0" ±
SOUTH	254'-0" ±
EAST	687'-0" ±
WEST	270'-0" ±

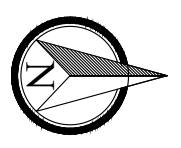


AERIAL

SCALE AS NOTED

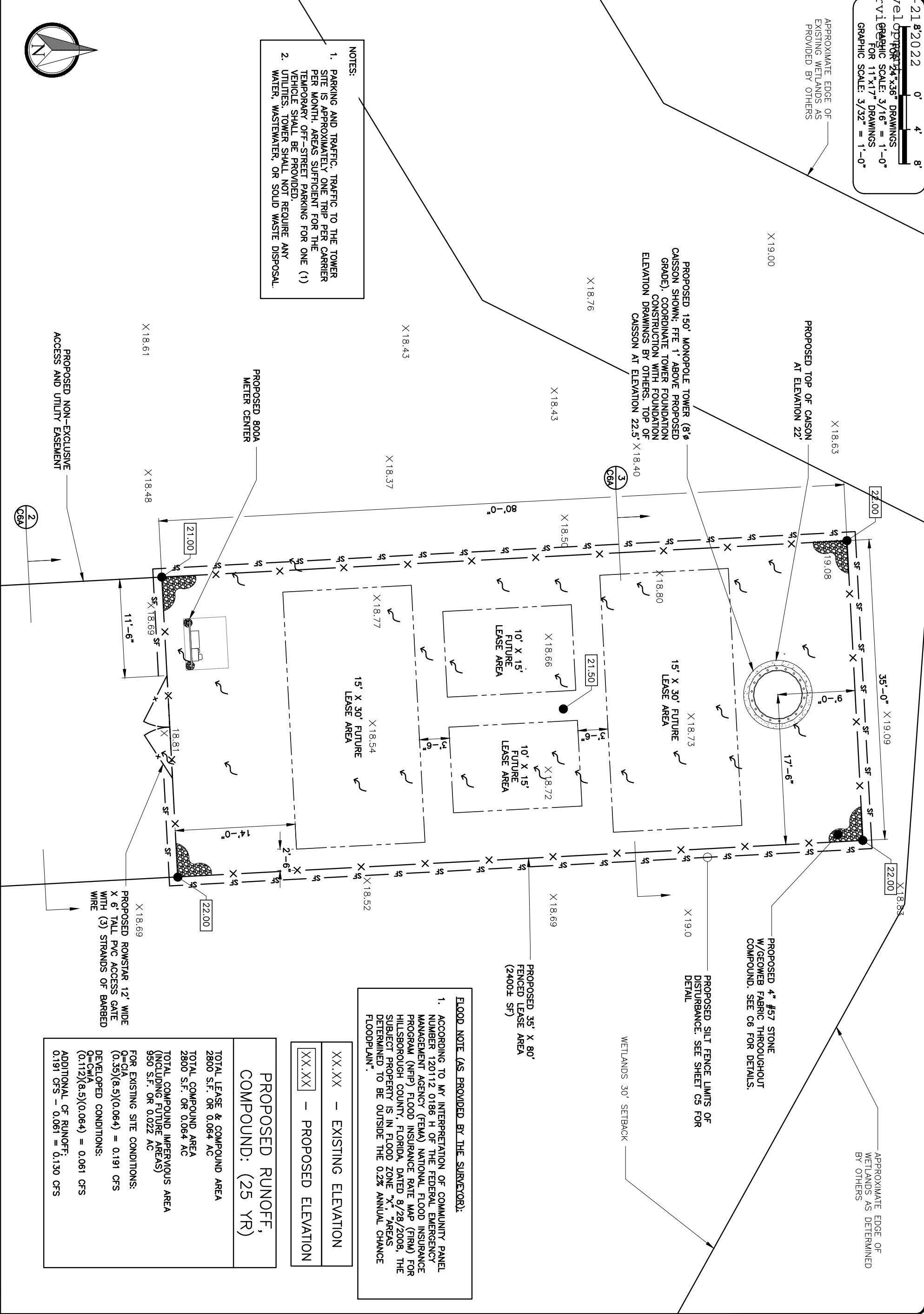
1

01-21-2022 0' 4' 8'
 DEVELOPMENT 24"x36" DRAWINGS
 FOR 11'x17" DRAWINGS
 GRAPHIC SCALE: 3/32" = 1'-0"



COMPOUND LAYOUT

- NOTES:
1. PARKING AND TRAFFIC TO THE TOWER SITE IS APPROXIMATELY ONE TRIP PER CARRIER PER MONTH. AREAS SUFFICIENT FOR THE TEMPORARY OFF-STREET PARKING FOR ONE (1) VEHICLE SHALL BE PROVIDED.
 2. UTILITIES, TOWER SHALL NOT REQUIRE ANY WATER, WASTEWATER, OR SOLID WASTE DISPOSAL.



PROPOSED 4" #57 STONE W/GEOWEB FABRIC THROUGHOUT COMPOUND. SEE C6 FOR DETAILS.

PROPOSED SILT FENCE LIMITS OF DISTURBANCE. SEE SHEET C5 FOR DETAIL

PROPOSED 35' X 80' FENCED LEASE AREA (2400± SF)

FLOOD NOTE (AS PROVIDED BY THE SURVEYOR):

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XX.XX	- EXISTING ELEVATION
XX.XX	- PROPOSED ELEVATION

PROPOSED RUNOFF, COMPOUND: (25 YR)

TOTAL LEASE & COMPOUND AREA	2800 S.F. OR 0.064 AC
TOTAL COMPOUND AREA	2800 S.F. OR 0.064 AC
TOTAL COMPOUND IMPERVIOUS AREA (INCLUDING FUTURE AREAS)	950 S.F. OR 0.022 AC
FOR EXISTING SITE CONDITIONS:	
Q=C/A	(0.35)/(8.5)(0.064) = 0.191 CFS
DEVELOPED CONDITIONS:	
Q=Cw/A	(0.112)(8.5)(0.064) = 0.061 CFS
ADDITIONAL CF RUNOFF:	
0.191 CFS - 0.061 = 0.130 CFS	

SCALE AS NOTED 1

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0	01/19/22	PRELIMS ISSUED

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DRAWN BY:	C. HAYS
PROJECT MANAGER:	C. OCHOYA
CHECKED BY:	C. OCHOYA

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 TOGETHER PLANNING A BETTER TOMORROW

12979 N. TELECOM PARKWAY
 TEMPLE TERRACE, FL 33857
 (813) 615-1422

CERTIFICATE OF AUTHORIZATION 33693

VERTEX DEVELOPMENT, LLC

3630 W. KENNEDY BLVD TAMPA, FLORIDA 33609

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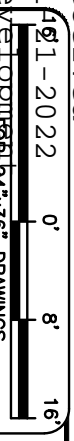
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 TAMPA, FLORIDA 33626
 (HILLSBOROUGH COUNTY)

SHEET NAME

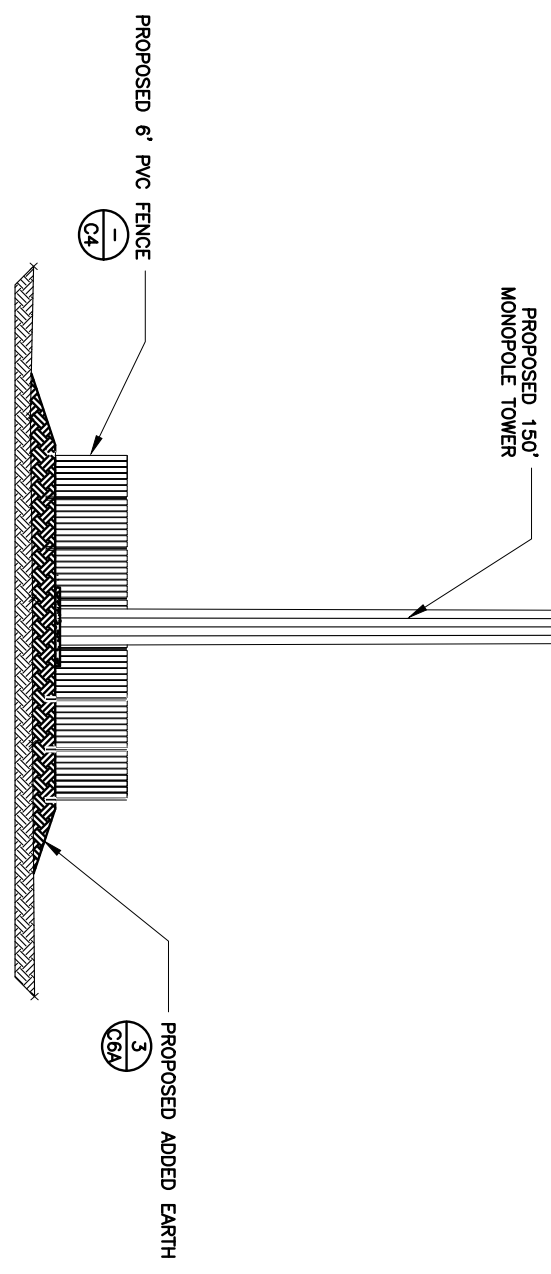
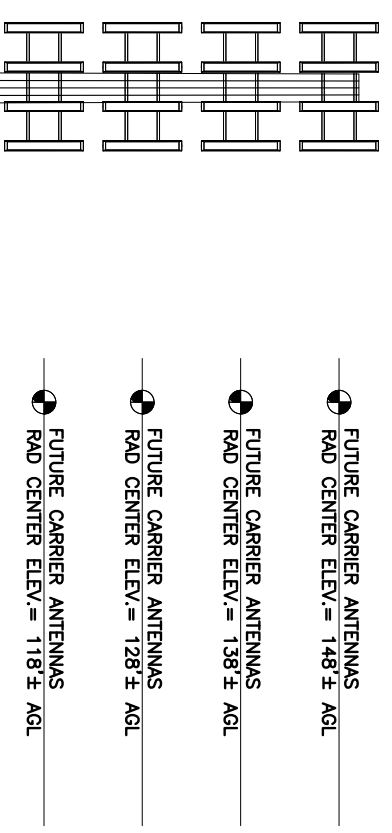
COMPOUND LAYOUT

SHEET 22-0466
 C2



TOP OF TOWER = 150' AGL

- NOTES:
1. WIRELESS COMMUNICATION FACILITY (TOWER), ANTENNAS, AND EQUIPMENT SHALL COMPLY WITH THE HILLSBOROUGH COMPREHENSIVE PLAN AND LAND DEVELOPMENT REGULATIONS; ALL APPLICABLE FIRE SAFETY CODES, BUILDING CODES, AND TECHNICAL CODES ADOPTED BY HILLSBOROUGH COUNTY; ALL APPLICABLE FEDERAL AND STATE REGULATIONS; AND FAA AND FCC.
 2. THE TOWER WILL BE DESIGNED AT A MAXIMUM HEIGHT OF 150' A.G.L.
 3. THE TOWER AND ANTENNAS MUST MEET THE RADIATION EMISSION STANDARDS SET BY THE FCC.
 4. COLLOCATION, THE TOWER SHALL BE DESIGNED TO ACCOMMODATE THE FUTURE ANTENNAS OF FOUR WIRELESS TELECOMMUNICATIONS CARRIERS AT VARYING ELEVATIONS.



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0	01/19/22	PRELIMS ISSUED

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PROJECT MANAGER:	C. OCHOYA
CHECKED BY:	C. OCHOYA

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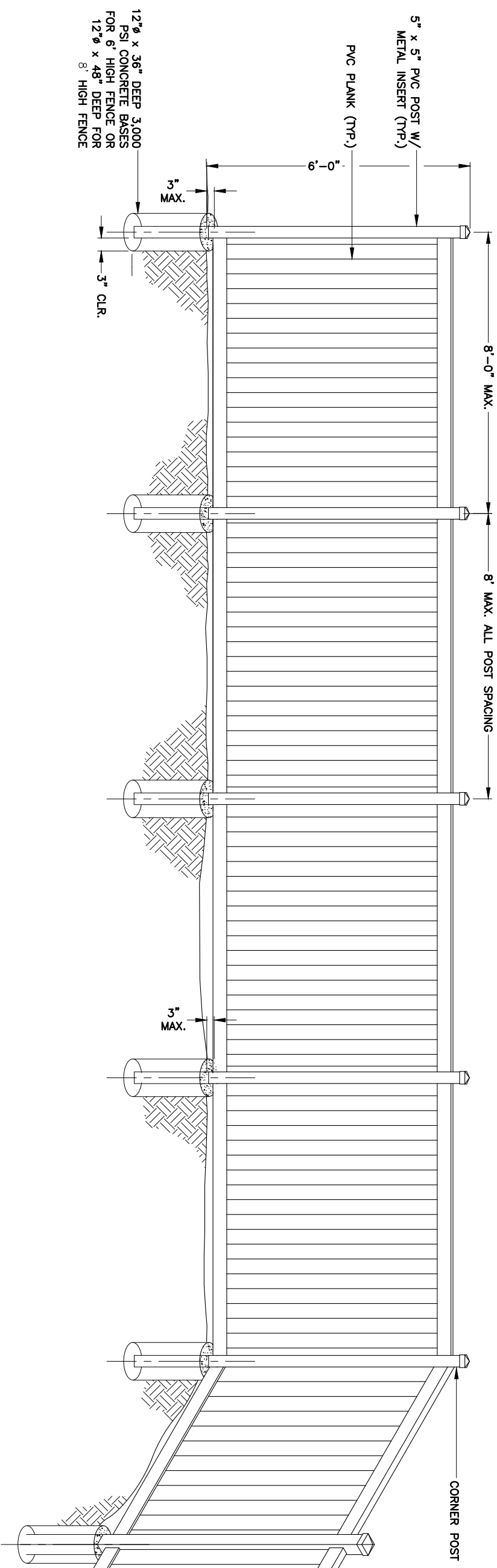
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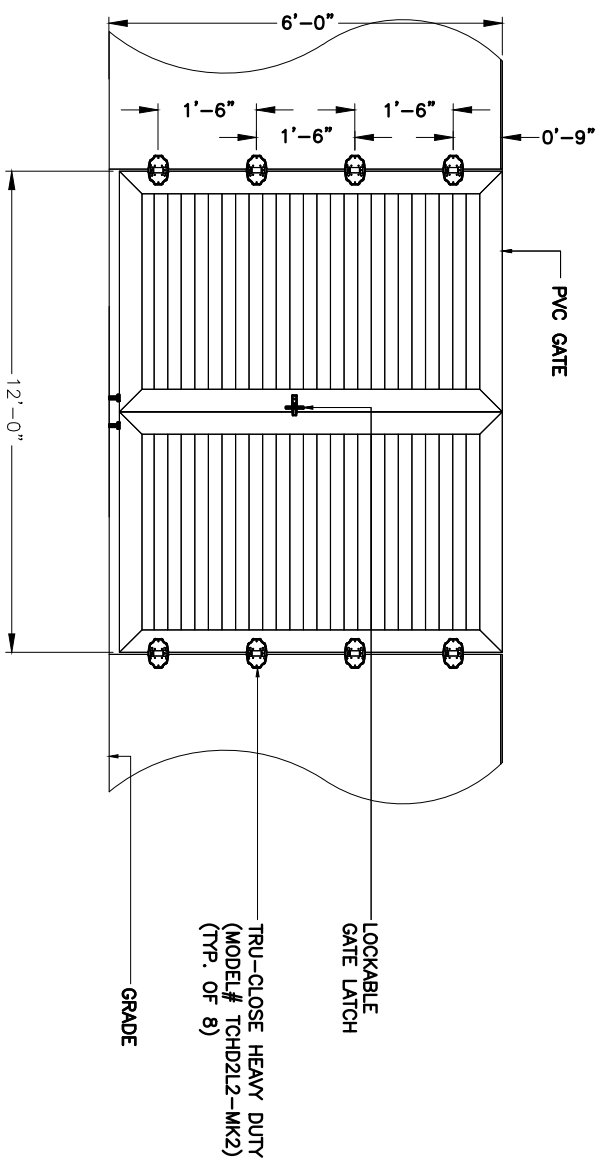
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FL-5291
COUNTRYWAY BLVD.
TAMPA, FLORIDA 33626
(HILLSBOROUGH COUNTY)

SHEET NAME
TOWER ELEVATION
22-0466
C3



PVC FENCE DETAIL

NTS 1

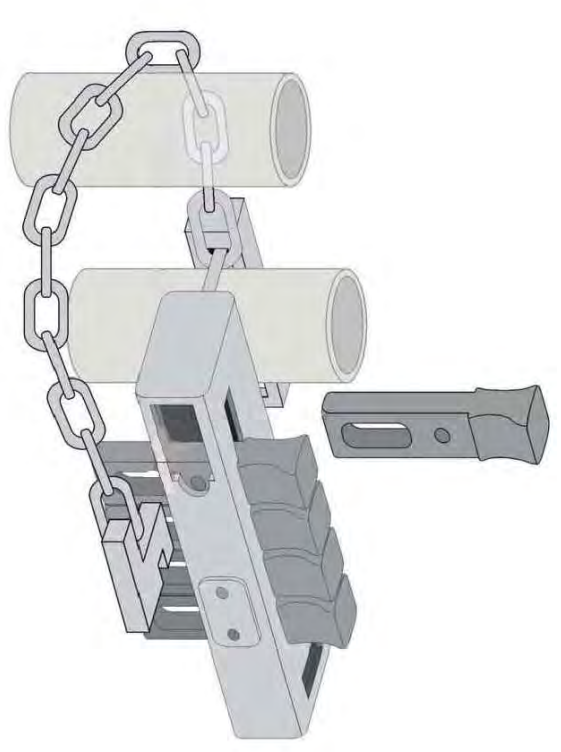


PVC DOUBLE SWING GATE DETAIL

NTS 2

TAYHOPE LOCK DETAIL (OPTIONAL)

NTS 3



MODEL#: 05-TK
MANUFACTURER: TAYHOPE
PHONE#: (416) 364-5625

REV	DATE	DESCRIPTION
0	01/19/22	PRELIMS ISSUED

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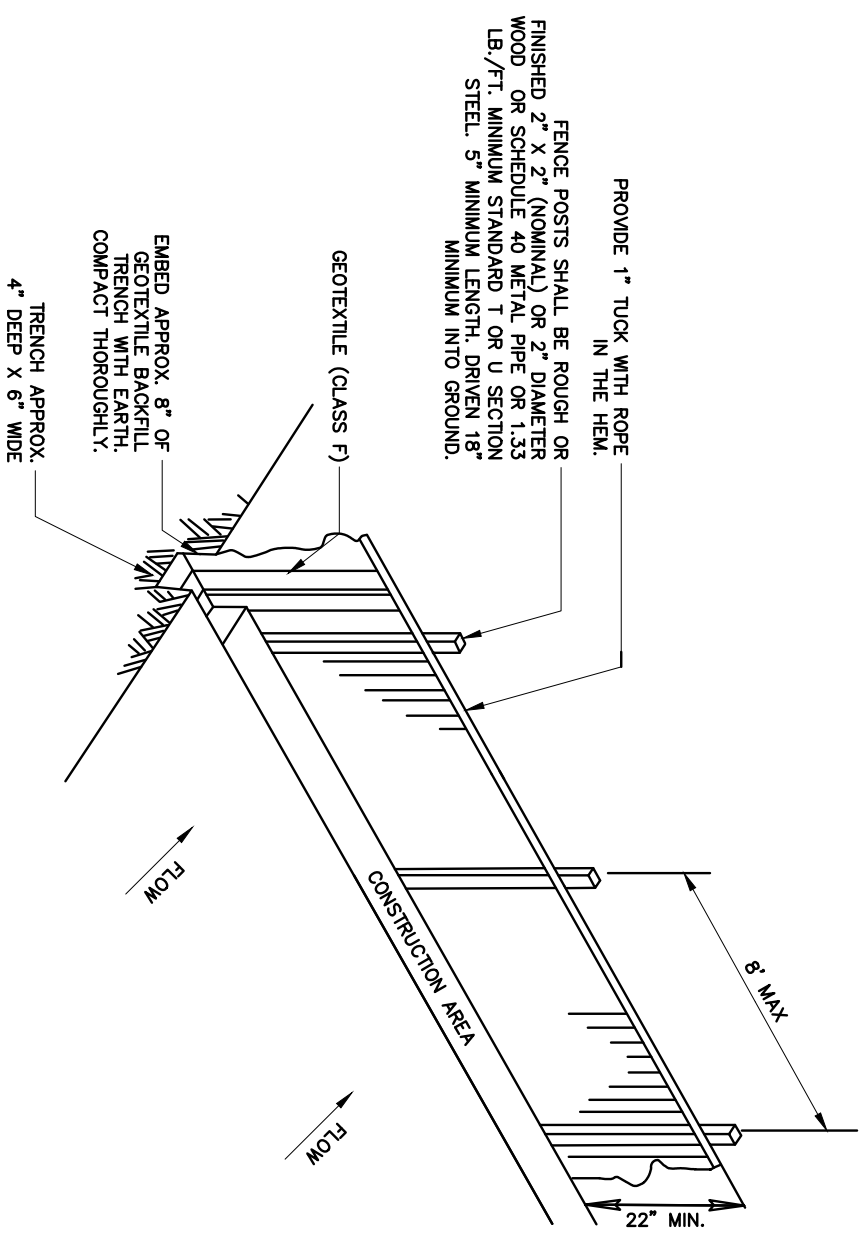
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NORTH

FL-5291
COUNTRYWAY BLVD.
TAMPA, FLORIDA 33626
(HILLSBOROUGH COUNTY)

SHEET NAME
FENCE DETAILS

SHEET NUMBER
22-0466

C4



1. GEOTEXTILE FABRIC TO BE FASTENED SECURELY TO FENCE POST BY WIRE TIES OR HOG RINGS. (3 FASTENERS PER POST)
2. ENDS OF INDIVIDUAL ROLLS OF GEOTEXTILE SHALL BE SECURELY FASTENED TO A COMMON POST OR OVERLAPPED 3' MINIMUM.
3. THIS DEVICE IS INTENDED TO CONTROL SHEET FLOW ONLY. IT WILL NOT BE USED IN AREAS OF CONCENTRATED FLOW WITH A DRAINAGE AREA OF ACRE OR MORE.
4. ALL SILT FENCING SHALL BE INSTALLED PRIOR TO COMMENCING ANY LAND DISTURBING ACTIVITIES, AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION ACTIVITIES ARE COMPLETED.

EROSION CONTROL NOTES:

1. ALL WORK SHALL CONFORM TO THE FLORIDA WATER MANAGEMENT DISTRICT GUIDELINES REGARDING PREVENTION OF ANY OFF-SITE RUNOFF. EROSION/SEDIMENTATION BARRIERS SHALL BE PLACED AT ALL LOCATIONS OF ANY POSSIBILITY OF RUNOFF THAT COULD OCCUR TO THE ADJOINING PROPERTIES. THESE BARRIERS SHALL BE BARRICADED AS SHOWN ON THE DETAIL.
2. THE SITE CONTRACTOR IS TO PROVIDE EROSION CONTROL AND SEDIMENTATION BARRIER (HAY BALES AND/OR SILTATION CURTAIN) TO PREVENT SILTATION OF ADJACENT PROPERTY STREETS, STORM SEWERS AND WATERWAYS. SHOULD SILTATION OCCUR TO ANY OF THE ABOVE, THE SITE CONTRACTOR SHALL REMOVE SAID SEDIMENTATION AND RESTORE ANY DAMAGED AREAS AS REQUIRED.
3. IN ADDITION, THE SITE CONTRACTOR SHALL PLACE STRAW, MULCH, OR OTHER SUITABLE MATERIAL ON THE GROUND IN AREAS WHERE CONSTRUCTION RELATED TRAFFIC IS TO ENTER AND EXIT THE SITE. THE SITE CONTRACTOR SHALL SWEEP ALL STREETS WITHIN PUBLIC RIGHT-OF-WAYS AS NECESSARY TO REMOVE DIRT BEING TRANSPORTED FROM SITE BY CONSTRUCTION VEHICLES. IF, IN THE OPINION OF THE ENGINEER AND/OR LOCAL AUTHORITIES, EXCESSIVE QUANTITIES OF EARTH ARE TRANSPORTED OFF-SITE EITHER BY NATURAL DRAINAGE OR BY VEHICULAR TRAFFIC, THE SITE CONTRACTOR IS TO REMOVE AND CLEAN SAID EARTH TO THE SATISFACTION OF THE ENGINEER AND/OR AUTHORITIES.

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PROJECT MANAGER:	C. OCHOYA
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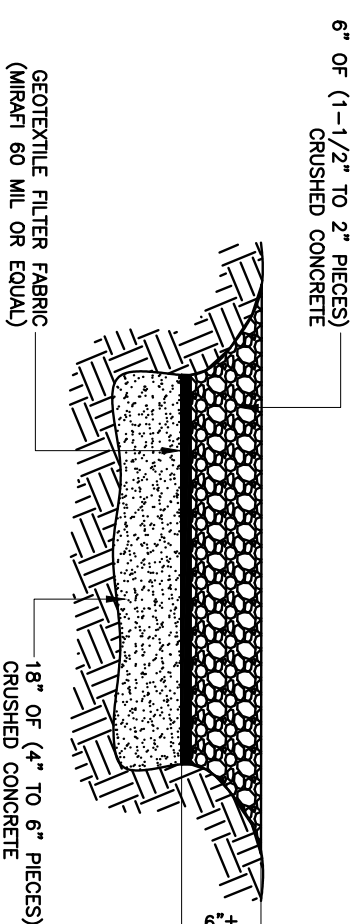
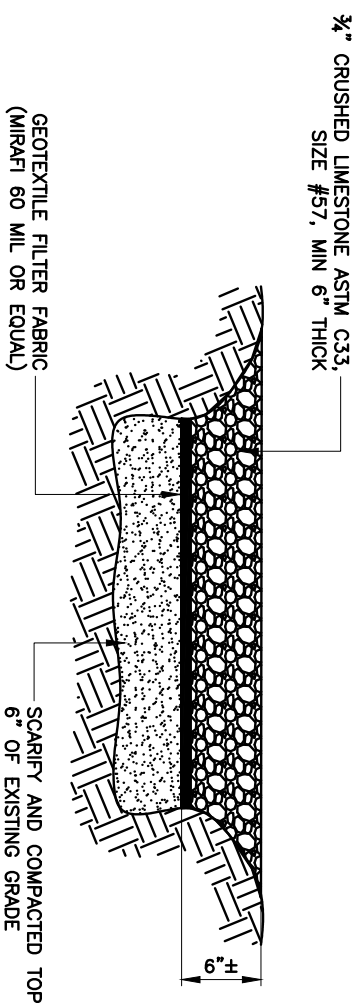
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NORTH

FL-5291
COUNTRYWAY BLVD.
TAMPA, FLORIDA 33626
(HILLSBOROUGH COUNTY)

SILT FENCE DETAILS

SHEET **22-0466**

C5



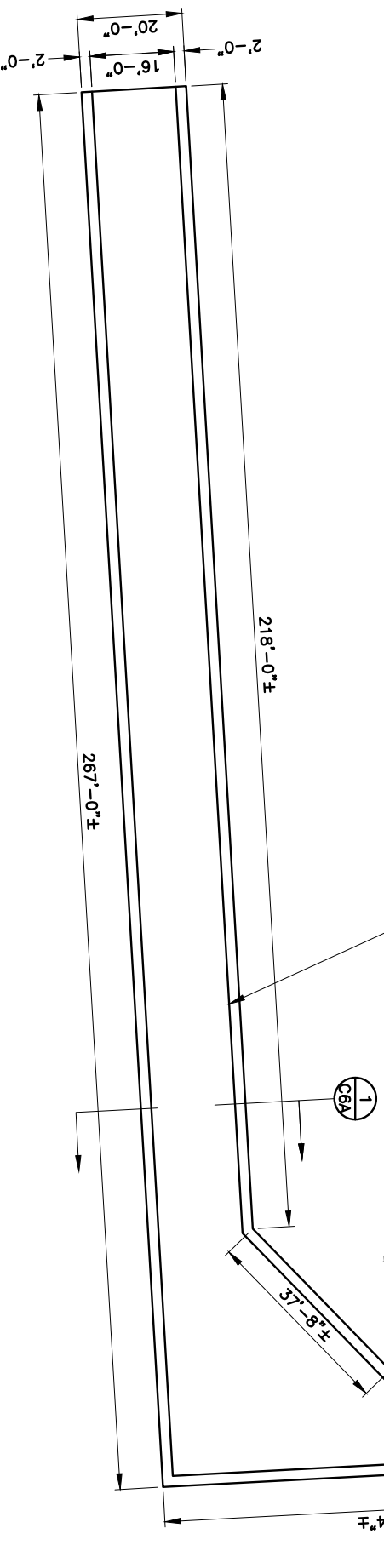
GRAVEL DETAIL (COMPOUND)

NTS 1

GRAVEL DETAIL (DRIVEWAY)

NTS 2

3/4" CRUSHED LIMESTONE ASTM C33, SIZE #57, MIN 6" THICK STARTING 2 FEET IN FROM THE EDGE OF EASMENT



ACCESS DRIVE DIMENSIONS

NTS 3

REV	DATE	DESCRIPTION
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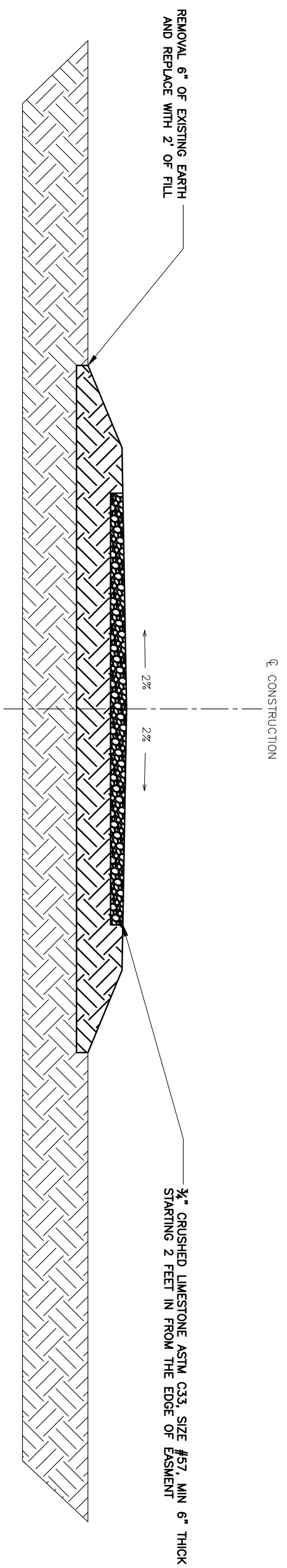
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SHEET NAME

DETAILS

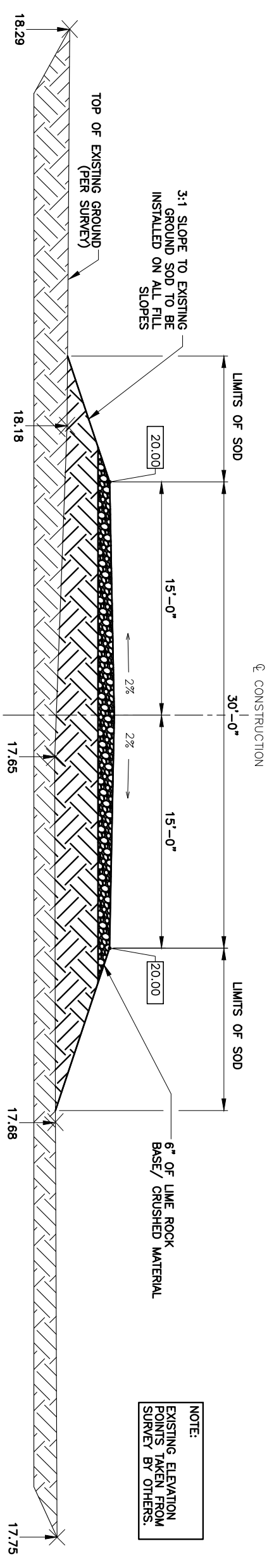
SHEET **22-0466**

C6



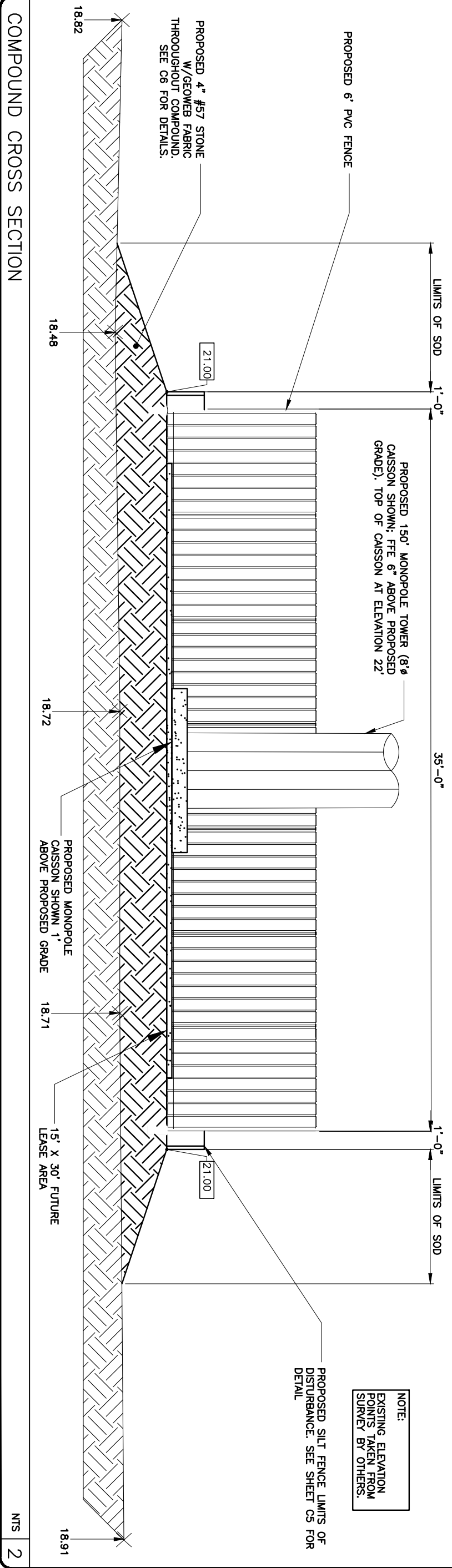
ACCESS DRIVE CROSS SECTION (1 OF 2)

NTS 1



ACCESS DRIVE CROSS SECTION (2 OF 2)

NTS 1



COMPOUND CROSS SECTION

NTS 2

REV	DATE	DESCRIPTION
0	01/19/22	PRELIMS ISSUED

PROJECT NO.:	21-5443
DRAWN BY:	C. HAYS
PROJECT MANAGER:	C. OCHOYA
CHECKED BY:	C. OCHOYA

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SMG ENGINEERING GROUP, INC.
TOGETHER PLANNING A BETTER TOMORROW

12979 N. TELECON PARKWAY
TEMPLE TERRACE, FL 33587
(813) 615-1422

CERTIFICATE OF AUTHORIZATION 33693

VERTEX
DEVELOPMENT, LLC

3630 W. KENNEDY BLVD. TAMPA, FLORIDA 33609

EXPERT
ELECTRICAL SERVICES

THIS DOCUMENT HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY JEREMY D. SHARIT, PE (#75137) USING A DIGITAL SIGNATURE IN ACCORDANCE WITH F.A.C. 61G15-23.004, WITH A DIGITAL CERTIFICATE ISSUED BY ENTRUST, INC. PLEASE REFERENCE SHEET T1 TO VIEW THE SIGNATURE AND VERIFY ITS PROPERTIES. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

JEREMY D. SHARIT P.E. FL LICENSE 75137

WESTCHASE NORTH

FL-5291
COUNTRYWAY BLVD.
TAMPA, FLORIDA 33626
(HILLSBOROUGH COUNTY)

SHEET NAME

CROSS SECTIONS

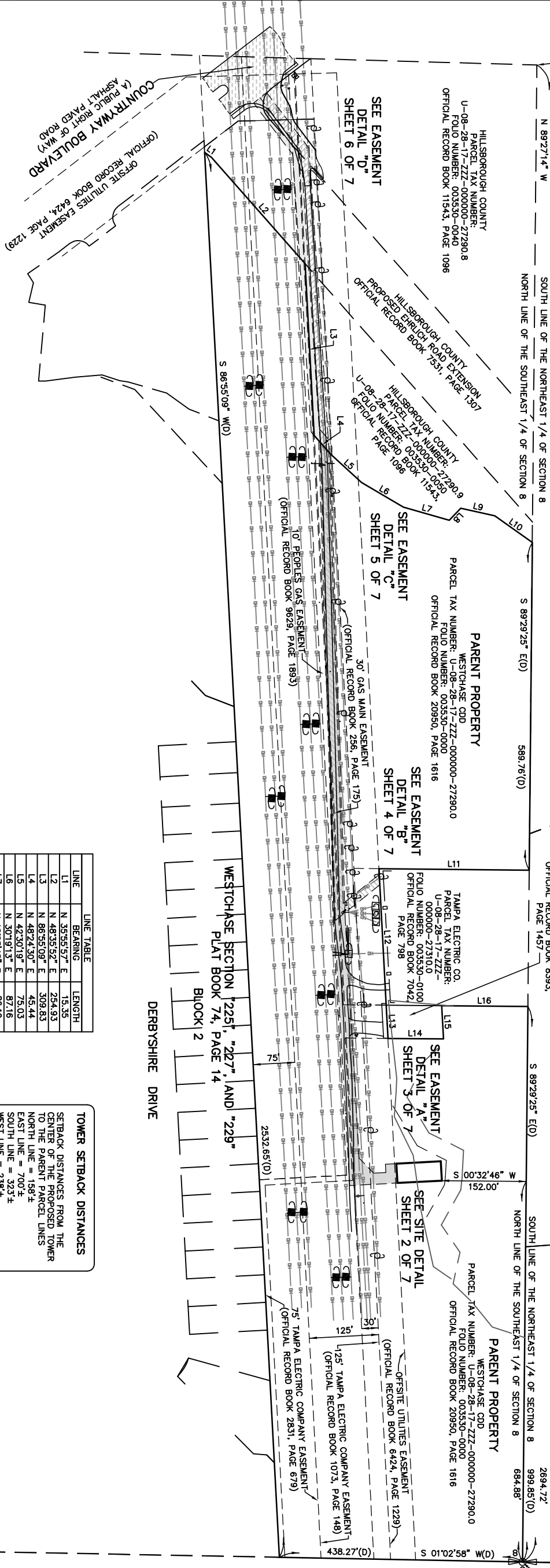
SHEET NUMBER 22-0466

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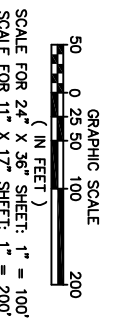
BOUNDARY AND TOPOGRAPHIC SURVEY

IN SECTION 8, TOWNSHIP 28 SOUTH, RANGE 17 EAST
HILLSBOROUGH COUNTY, FLORIDA
FOR: VERTEX DEVELOPMENT, LLC

FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION
CERTIFIED CORNER RECORD NO. 084364
GRID NORTH = 1356084.761 FEET
GRID EAST = 445008.587 FEET
NORTHWEST CORNER OF THE
SOUTHEAST 1/4 OF SECTION 8
NOT RECOVERED AS A PART OF THIS SURVEY.
CALCULATED POSITION.



- LEGEND**
- INDICATES CONCRETE MONUMENT FOUND AS NOTED
 - INDICATES IRON PIN FOUND AS NOTED
 - INDICATES WOOD UTILITY POLE
 - INDICATES METAL UTILITY POLE
 - INDICATES CONCRETE UTILITY POLE
 - INDICATES OVERHEAD POWER LINE
 - INDICATES 6" TALL CHAINLINK FENCE
 - ☆ INDICATES WOOD LIGHT POLE
 - (0) INDICATES RECORD DESCRIPTION DATA
 - ▨ INDICATES ASPHALT
 - ▨ INDICATES CONCRETE
- NAVD'88 = NORTH AMERICAN VERTICAL DATUM, 1988 ADJUSTMENT.
NGVD'29 = NATIONAL GEODETIC VERTICAL DATUM, 1929 ADJUSTMENT.
NAD'83 = INDICATES NORTH AMERICAN DATUM, 1983 ADJUSTMENT.
NAD'27 = INDICATES NORTH AMERICAN DATUM, 1927 ADJUSTMENT.
GRID NORTH = 1356059.075 FEET
GRID EAST = 457703.184 FEET
INDICATES STATE PLAIN COORDINATES SYSTEM, FLORIDA WEST ZONE (NAD83 ADJUSTMENT)



LINE	BEARING	LENGTH
L1	N 35°55'57" E	15.35
L2	N 48°35'52" E	254.93
L3	N 86°55'09" E	309.83
L4	N 48°24'30" E	45.44
L5	N 42°30'19" E	75.03
L6	N 30°19'13" E	87.16
L7	N 16°03'45" E	86.19
L8	N 46°50'08" W	28.97
L9	N 12°41'41" E	62.95
L10	N 35°19'55" E	270.68
L11	S 00°30'35" W	246.00
L12	N 86°55'09" E	60.00
L13	N 00°30'35" E	100.00
L14	S 86°55'09" W	60.00
L15	N 00°30'35" E	155.25
L16	N 00°30'35" E	155.25

TOWER SETBACK DISTANCES
SETBACK DISTANCES FROM THE CENTER OF THE PROPOSED TOWER TO THE PARENT PARCEL LINES
NORTH LINE = 158'±
EAST LINE = 700'±
SOUTH LINE = 323'±
WEST LINE = 238'±

CENTER OF PROPOSED TOWER INFORMATION:
NAD'83
LATITUDE = 28°03'44.76" N ±20"
LONGITUDE = 82°37'03.21" W ±20"
NAD'27
LATITUDE = 28°03'43.70" N ±20"
LONGITUDE = 82°37'03.86" W ±20"
GROUND ELEVATION = 19.0'±3" NAVD'88
GROUND ELEVATION = 19.8'±3" NGVD'29

FLOOD NOTE
ACCORDING TO MY INTERPRETATION OF COMMUNITY PANEL NUMBER 120112 0186 J OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE (FIRM) NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE MAP (FIRM) FOR HILLSBOROUGH COUNTY, FLORIDA, DATED 10/07/2021, THE SUBJECT PROPERTY IS IN FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AND FLOOD ZONE "A", SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD; NO BASE FLOOD ELEVATIONS DETERMINED.

SURVEYOR'S NOTES

1. BEARINGS HEREON ARE REFERENCED TO GRID NORTH AS ESTABLISHED BY THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA WEST ZONE, NAD83 ADJUSTMENT, AS EVIDENCED BY THE BEARING OF NORTH 89°27'14" WEST ALONG THE NORTH LINE OF SECTION 8, TOWNSHIP 28 SOUTH, RANGE 17 EAST, HILLSBOROUGH COUNTY, FLORIDA.
2. UNDERGROUND UTILITIES SHOWN HEREON ARE LIMITED TO AND ARE PER OBSERVED, ABOVEGROUND INDICATIONS SET BY OTHERS. NO SUB-SURFACE INVESTIGATION WAS PERFORMED BY THIS OFFICE.
3. THE BOUNDARY AND TOPOGRAPHIC SURVEY SHOWN HEREON IS BASED ON ACTUAL FIELD MEASUREMENTS AND OBSERVATIONS DATED SEPTEMBER 14, 2021.
4. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE RANSED MAPPER.
5. THE PURPOSE OF THIS SURVEY IS TO ESTABLISH AND DESCRIBE AN LEASE AREA AND ASSOCIATED EASEMENT. THIS IS NOT A BOUNDARY SURVEY OF THE PARENT PARCEL.
6. LATITUDE, LONGITUDE AND ELEVATIONS DEPICTED HEREON ARE BASED UPON GPS OBSERVATIONS MADE WITH AN EGPS REAL TIME KINEMATIC GPS SYSTEM INCORPORATING A CHAMPION TWO GPS RECEIVER.
7. ELEVATIONS DEPICTED HEREON ARE REFERENCED TO THE NAVD'88 DATUM.
8. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE. THIS OFFICE HAS NOT PERFORMED A SEARCH OF THE PUBLIC RECORDS FOR EXISTING EASEMENTS, RIGHTS-OF-WAY, ABANDONMENTS, ZONING, SETBACKS OR DEED RESTRICTIONS.
9. THE WETLANDS LINE DEPICTED HEREON IS BASED ON POSITIVE INFORMATION PROVIDED BY THE CLIENT AND ESTABLISHED OR PHYSICALLY LOCATED IN THE FIELD BY THIS OFFICE AS A PART OF THIS SURVEY.
10. PARENT PARCEL STREET ADDRESS: COUNTRYWAY BOULEVARD, TAMPA, FL 33626



GEOLINE SURVEYING, INC., LB 7082
DAVID G. SHORT
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER
CERTIFICATE OF REGISTRATION NO. 5022
1/03/2022

GEOLINE SURVEYING, INC.
Professional Land Surveyors
14840 NW 104th Terrace, Suite A
Alpharetta, Florida 32816
(386)416-0500 Fax: (386)482-9886
geoline@geolineinc.com

DESIGNED: FLOD CURTIS
DRAWN: DAVE SHORT
CHECKED: DAVE SHORT

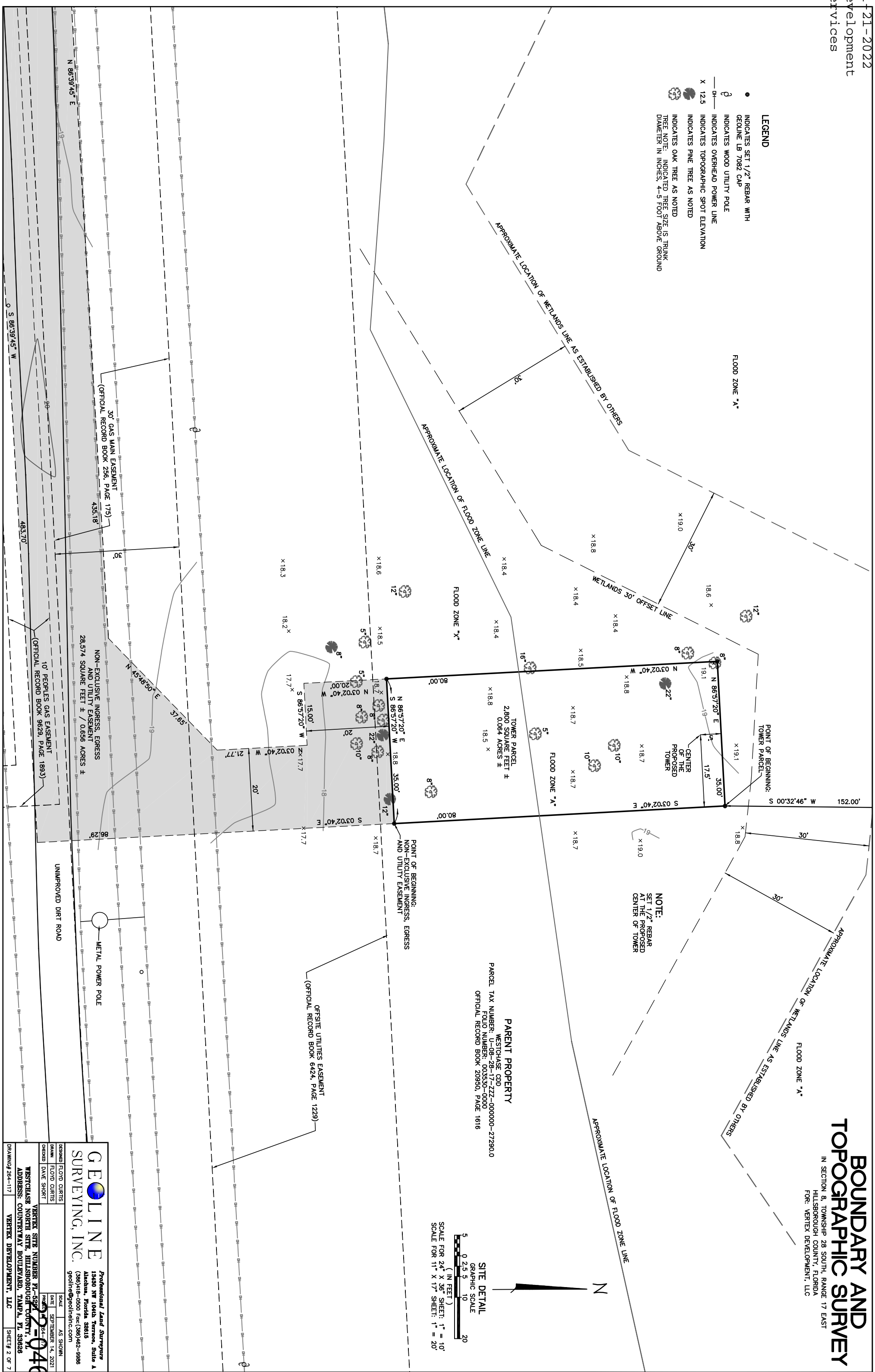
DATE: SEPTEMBER 14, 2021
SCALE: AS SHOWN

PROJECT: VERTX SITE NUMBER PI-522
ADDRESS: COUNTRYWAY BOULEVARD, TAMPA, FL 33626

DRAWING# 284-117 SHEET# 1 OF 7

BOUNDARY AND TOPOGRAPHIC SURVEY
IN SECTION 8, TOWNSHIP 28 SOUTH, RANGE 17 EAST
HILLSBOROUGH COUNTY, FLORIDA
FOR: VERTEX DEVELOPMENT, LLC

- LEGEND**
- INDICATES SET 1/2" REBAR WITH GEOLINE LB 7082 CAP
 - INDICATES WOOD UTILITY POLE
 - INDICATES OVERHEAD POWER LINE
 - X 12.5 INDICATES TOPOGRAPHIC SPOT ELEVATION
 - INDICATES PINE TREE AS NOTED
 - INDICATES OAK TREE AS NOTED
- TREE NOTE: INDICATED TREE SIZE IS TRUNK DIAMETER IN INCHES, 4-5 FOOT ABOVE GROUND



PARENT PROPERTY
WESTCHASE CDD
PARCEL TAX NUMBER: U-08-28-17-ZZZ-0000000-27290.0
FOLIO NUMBER: 003530-0000
OFFICIAL RECORD BOOK 20950, PAGE 1616

SITE DETAIL
GRAPHIC SCALE
5 0 2.5 5 10 20
(IN FEET)

SCALE FOR 24" X 36" SHEET: 1" = 10'
SCALE FOR 11" X 17" SHEET: 1" = 20'

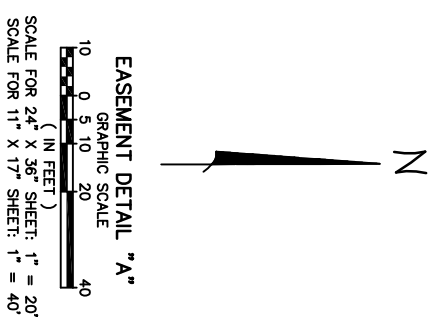


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Professional Land Surveyors
13450 NW 104th Terrace, Suite A
Auburton, Florida 32815
(386)418-0500 Fax: (386)482-9886
geline@gelineinc.com

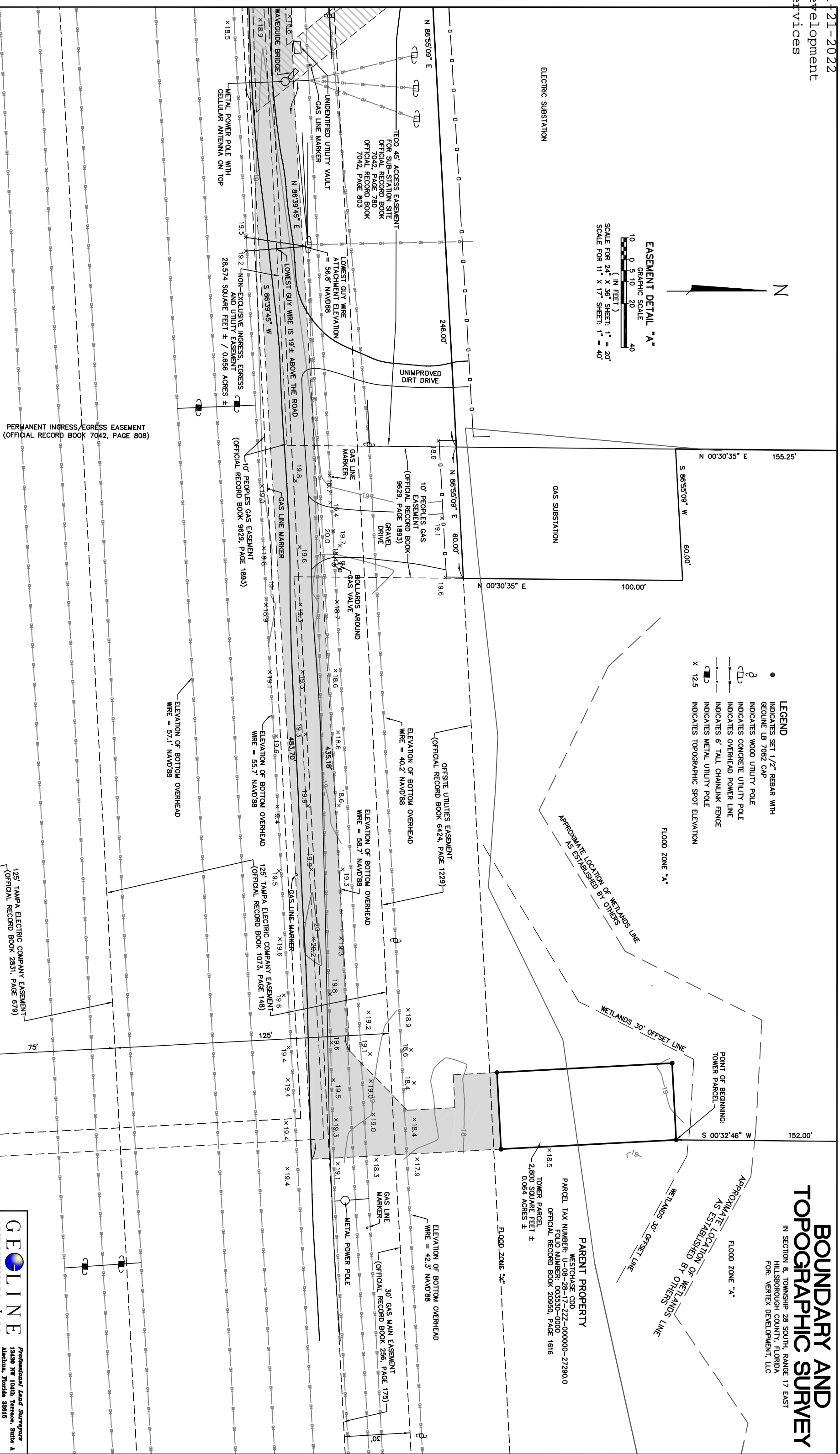
DESIGNED	FLOD CURTIS	SCALE	AS SHOWN
DRAWN	FLOD CURTIS	DATE	SEPTEMBER 14, 2021
CHECKED	DAVE SHORT	PROJECT NUMBER	22-0466
ADDRESS: COUNTYWAY BOULEVARD, TAMPA, FL 33628		DRAWING# 264-117 SHEET# 2 OF 7	

BOUNDARY AND TOPOGRAPHIC SURVEY

IN SECTION 8, TOWNSHIP 28 SOUTH, RANGE 17 EAST
HILLSBOROUGH COUNTY, FLORIDA
FOR: VERTEX DEVELOPMENT, LLC



- LEGEND**
- INDICATES SET 1/2" REBAR WITH GEOLINE LB 7082 CAP
 - INDICATES WOOD UTILITY POLE
 - INDICATES CONCRETE UTILITY POLE
 - INDICATES OVERHEAD POWER LINE
 - INDICATES 6" TALL CHAINLINK FENCE
 - INDICATES METAL UTILITY POLE
 - X 12.5 INDICATES TOPOGRAPHIC SPOT ELEVATION



PERMANENT INGRESS/EGRESS EASEMENT
(OFFICIAL RECORD BOOK 7042, PAGE 808)

125' TAMPA ELECTRIC COMPANY EASEMENT
(OFFICIAL RECORD BOOK 2831, PAGE 679)

125' TAMPA ELECTRIC COMPANY EASEMENT
(OFFICIAL RECORD BOOK 1073, PAGE 149)

PARENT PROPERTY
WESTCHASE CDD
PARCEL TAX NUMBER: U-08-28-17-ZZ-000000-27290.0
FOLIO NUMBER: 003530-0000
OFFICIAL RECORD BOOK 20950, PAGE 1616

TOWER PARCEL
2,800 SQUARE FEET ±
0.064 ACRES ±

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DESIGNED: FLOVD CURTIS
DRAWN: FLOVD CURTIS
CHECKED: DAVE SHORT

DATE: SEPTEMBER 14, 2021
SCALE: AS SHOWN

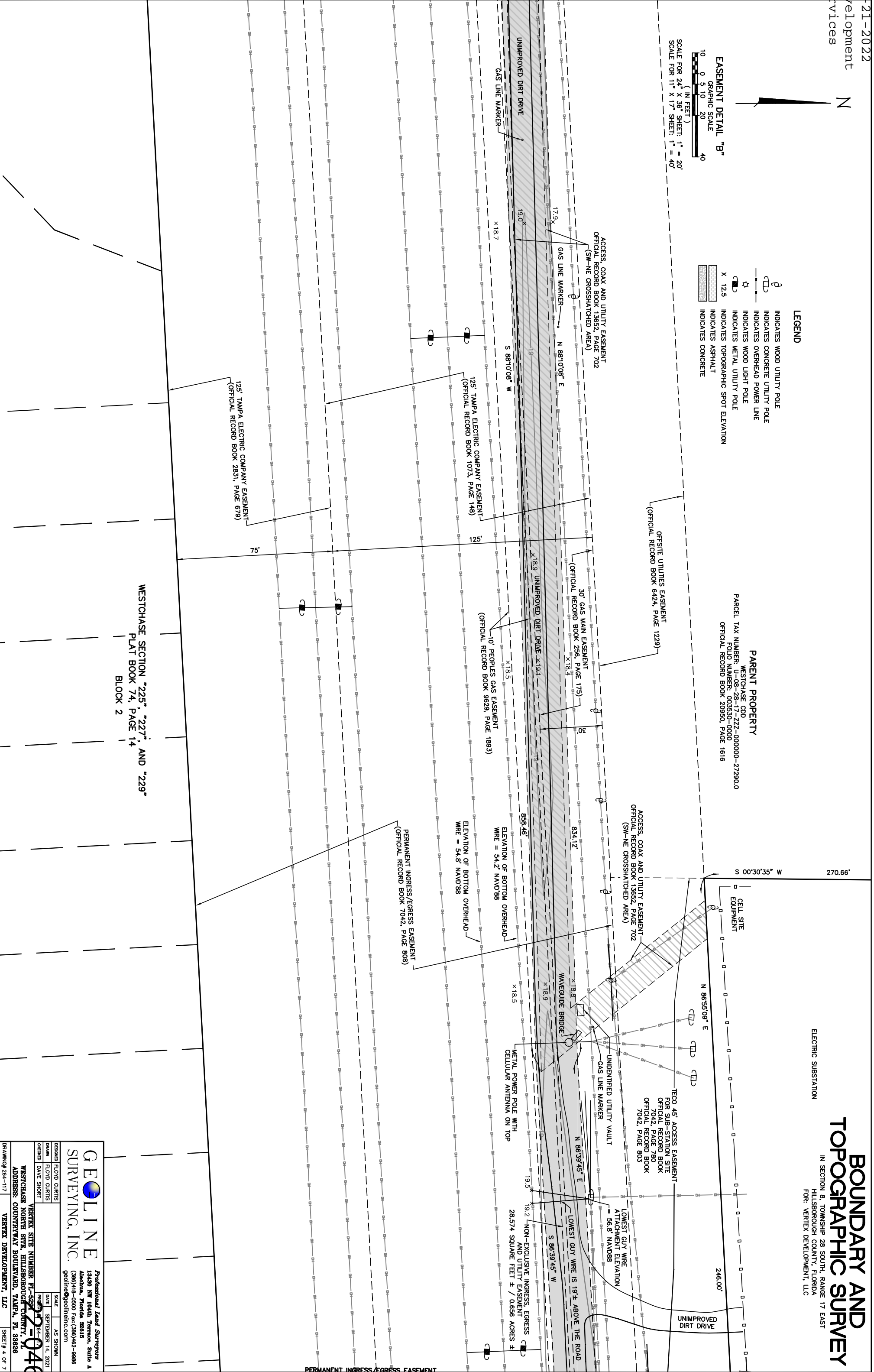
PROJECT: WESTCHASE NORTH SITE, HILLSBOROUGH COUNTY, FL
ADDRESS: COUNTRYWAY BOULEVARD, TAMPA, FL 33628

DRAWING: 264-117 SHEET # 3 OF 7



EASEMENT DETAIL "B"
GRAPHIC SCALE
10 0 5 10 20 40
(IN FEET)
SCALE FOR 24" X 36" SHEET: 1" = 20'
SCALE FOR 11" X 17" SHEET: 1" = 40'

- LEGEND**
- INDICATES WOOD UTILITY POLE
 - INDICATES CONCRETE UTILITY POLE
 - INDICATES OVERHEAD POWER LINE
 - INDICATES WOOD LIGHT POLE
 - INDICATES METAL UTILITY POLE
 - INDICATES TOPOGRAPHIC SPOT ELEVATION
 - INDICATES ASPHALT
 - INDICATES CONCRETE



PARENT PROPERTY

PARCEL TAX NUMBER: U-08-28-17-ZZZ-000000-27290.0
FOLIO NUMBER: 003530-0000
OFFICIAL RECORD BOOK 20950, PAGE 1616

S 00°30'35" W 270.66'

ELECTRIC SUBSTATION

BOUNDARY AND TOPOGRAPHIC SURVEY

IN SECTION 8, TOWNSHIP 28 SOUTH, RANGE 17 EAST
HILLSBOROUGH COUNTY, FLORIDA
FOR: VERTEX DEVELOPMENT, LLC

WESTCHASE SECTION "225", "227", AND "229"
PLAT BOOK 74, PAGE 14
BLOCK 2

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Professional Land Surveyors
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Alachua, Florida 32816
(386)418-0500 Fax:(386)482-9886
geoline@geolineinc.com

DESIGNED: FLOYD CURTIS
DRAWN: FLOYD CURTIS
CHECKED: DAVE SHORT
DATE: SEPTEMBER 14, 2021
SCALE: AS SHOWN

PROJECT: WESTCHASE NORTH SITE, HILLSBOROUGH COUNTY, FL
ADDRESS: COUNTRYWAY BOULEVARD, TAMPA, FL 33628

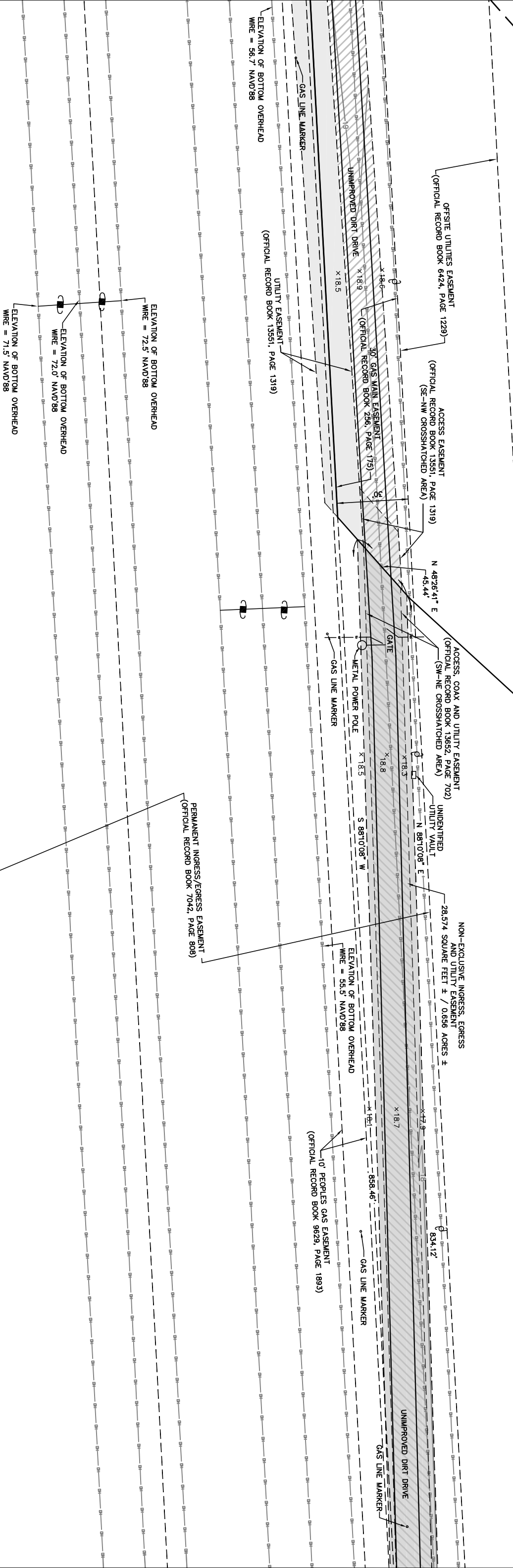
DRAWING# 264-117 SHEET# 4 OF 7

27-0466

HILLSBOROUGH COUNTY
PARCEL TAX NUMBER: U-08-28-17-ZZZ-000000-27290.9
FOLIO NUMBER: 003530-0050
OFFICIAL RECORD BOOK 11543, PAGE 1096

PARENT PROPERTY
WESTCHASE CDD
PARCEL TAX NUMBER: U-08-28-17-ZZZ-000000-27290.0
FOLIO NUMBER: 003530-0000
OFFICIAL RECORD BOOK 20950, PAGE 1616

BOUNDARY AND TOPOGRAPHIC SURVEY
IN SECTION 8, TOWNSHIP 28 SOUTH, RANGE 17 EAST
HILLSBOROUGH COUNTY, FLORIDA
FOR: VERTEX DEVELOPMENT, LLC



- LEGEND**
- ⊕ INDICATES WOOD UTILITY POLE
 - ⊕ INDICATES CONCRETE UTILITY POLE
 - ⊕ INDICATES OVERHEAD POWER LINE
 - ⊕ INDICATES WOOD LIGHT POLE
 - ⊕ INDICATES METAL UTILITY POLE
 - X 12.5 INDICATES TOPOGRAPHIC SPOT ELEVATION
 - ▨ INDICATES ASPHALT
 - ▨ INDICATES CONCRETE



EASEMENT DETAIL "C"
GRAPHIC SCALE
0 5 10 20 40
(IN FEET)
SCALE FOR 24" X 36" SHEET: 1" = 20'
SCALE FOR 11" X 17" SHEET: 1" = 40'

<p>GEOLINE SURVEYING, INC. Professional Land Surveyors 13450 NW 104th Terrace, Suite A Alachua, Florida 32816 (386)418-0500 Fax: (386)482-9896 geoline@geolineinc.com</p>	
<p>DESIGNED: FLOYD CURTIS DRAWN: FLOYD CURTIS CHECKED: DAVE SHORT</p>	<p>DATE: SEPTEMBER 14, 2021 SCALE: AS SHOWN</p>
<p>VERTICEX SITE NUMBER P-592 WESTCHASE NORTH SITE, HILLSBOROUGH COUNTY, FL ADDRESS: COUNTRYWAY BOULEVARD, TAMPA, FL 33626</p>	
<p>DRAWING# 264-117 VERTEX DEVELOPMENT, LLC SHEET # 5 OF 7</p>	

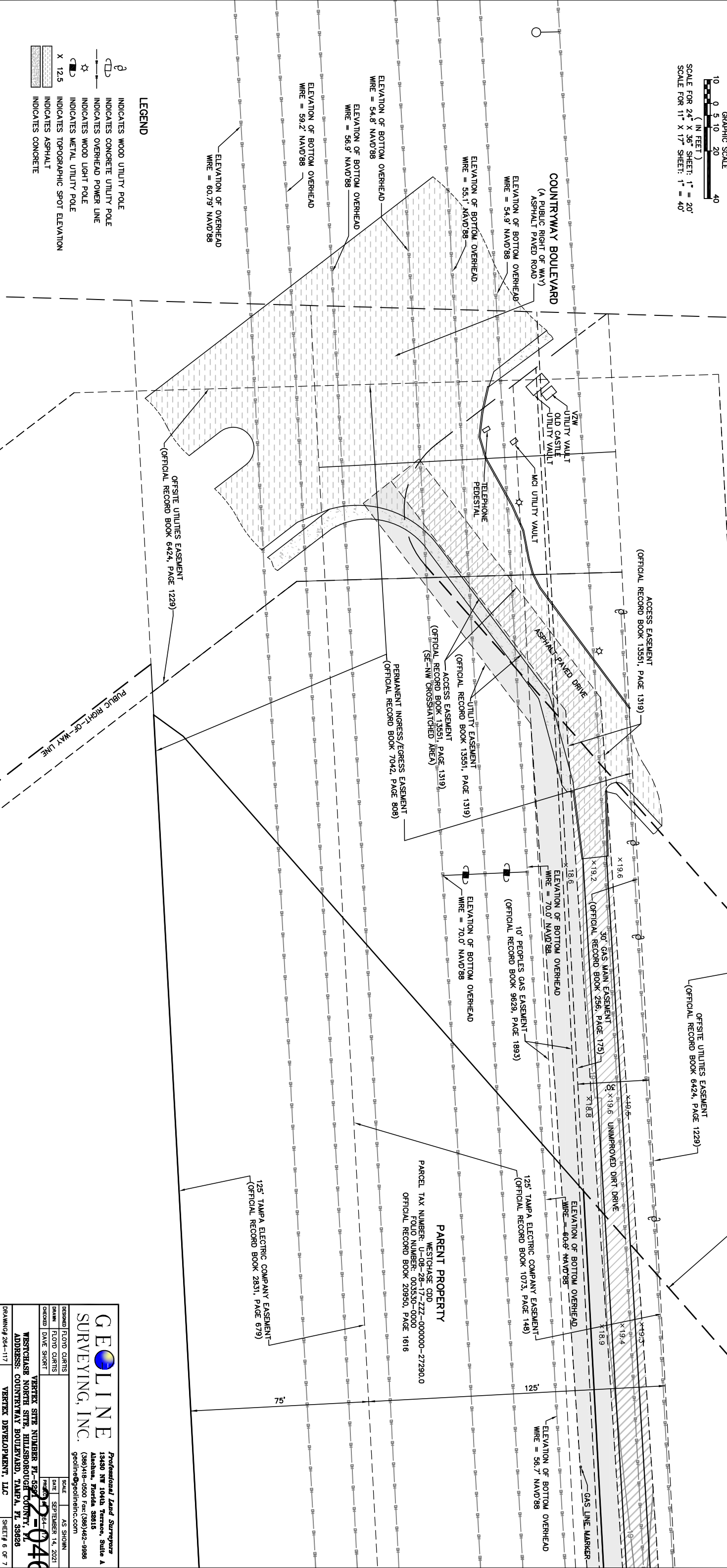
**BOUNDARY AND
TOPOGRAPHIC SURVEY**
IN SECTION 8, TOWNSHIP 28 SOUTH, RANGE 17 EAST
HILLSBOROUGH COUNTY, FLORIDA
FOR: VERTEX DEVELOPMENT, LLC



EASEMENT DETAIL "D"
GRAPHIC SCALE
10 0 5 10 20 40
(IN FEET)
SCALE FOR 24" X 36" SHEET: 1" = 20'
SCALE FOR 11" X 17" SHEET: 1" = 40'

HILLSBOROUGH COUNTY
PARCEL TAX NUMBER: U-08-28-17-ZZ-000000-27290.8
FOLIO NUMBER: 003530-0040
OFFICIAL RECORD BOOK 11543, PAGE 1098

HILLSBOROUGH COUNTY
PROPOSED EHRUCH ROAD EXTENSION
OFFICIAL RECORD BOOK 7531, PAGE 1307



LEGEND

- INDICATES WOOD UTILITY POLE
- INDICATES CONCRETE UTILITY POLE
- INDICATES OVERHEAD POWER LINE
- INDICATES WOOD LIGHT POLE
- INDICATES METAL UTILITY POLE
- INDICATES TOPOGRAPHIC SPOT ELEVATION
- INDICATES ASPHALT
- INDICATES CONCRETE

PARENT PROPERTY
WESTCHASE CDD
PARCEL TAX NUMBER: U-08-28-17-ZZ-000000-27290.0
FOLIO NUMBER: 003530-0000
OFFICIAL RECORD BOOK 20950, PAGE 1818

125' TAMPA ELECTRIC COMPANY EASEMENT
(OFFICIAL RECORD BOOK 2831, PAGE 679)

OFFSITE UTILITIES EASEMENT
(OFFICIAL RECORD BOOK 6424, PAGE 1229)

PUBLIC RIGHT-OF-WAY LINE

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Professional Land Surveyors
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(386)418-0500 Fax: (386)482-9886
geoline@geolineinc.com

DESIGNED: FLOVD CURTIS
DRAWN: FLOVD CURTIS
CHECKED: DAVE SHORT
DATE: SEPTEMBER 14, 2021
SCALE: AS SHOWN

PROJECT: VERTX SITE NORTH SITE, HILLSBOROUGH COUNTY, FL
ADDRESS: COUNTRYWAY BOULEVARD, TAMPA, FL 33628

DRAWING: 264-117
SHEET # 6 OF 7

27-0466



VICINITY MAP
NOT TO SCALE



LOCATION MAP
NOT TO SCALE



PROPERTY DESCRIPTIONS
PARENT PARCEL
(OFFICIAL RECORD BOOK 20950, PAGE 1616)

PART 2 - PARCEL 1

DESCRIPTION: A PARCEL OF LAND LYING IN THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 28 SOUTH, RANGE 17 EAST, HILLSBOROUGH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 8 FOR A POINT OF BEGINNING, RUN THENCE ALONG THE EAST BOUNDARY OF SAID SOUTHEAST 1/4 OF SAID SECTION 8, S. 01°02'58" W., 438.27 FEET TO THE NORTHEAST CORNER OF WESTCHASE SECTION "225," "227 AND "229, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 74, PAGE 14, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, SAID POINT ALSO BEING A POINT ON THE SOUTHERLY BOUNDARY OF A 75 FOOT WIDE TAMPA ELECTRIC COMPANY EASEMENT AS RECORDED IN O.R. BOOK 2831, PAGE 679, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE ALONG THE NORTHERLY BOUNDARY OF SAID WESTCHASE SECTION "225," "227 AND "229 AND THE SOUTHERLY BOUNDARY OF SAID 75 FOOT WIDE TAMPA ELECTRIC COMPANY EASEMENT, S. 86°55'09" W., 2532.65 FEET TO A POINT ON THE SOUTHEASTELY BOUNDARY OF THE HILLSBOROUGH COUNTY PROPERTY FOR FUTURE EIRLLOH ROAD AS RECORDED IN OFFICIAL RECORDS BOOK 7531, PAGE 1307, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE ALONG SAID SOUTHEASTELY BOUNDARY THE FOLLOWING TWO (2) COURSES: 1) NORTHERLY, 15.47 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 35.00 FEET AND A CENTRAL ANGLE OF 2519.49° (CHORD BEARING N. 35°55'57" E., 15.35 FEET) TO A POINT OF TANGENCY; 2) N. 48°35'52" E., 254.93 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF A 30 FOOT WIDE HOUSTON TEXAS GAS AND OIL (FLORIDA TRANSMISSION CO.) MAIN EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 256, PAGE 175, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, SAID POINT ALSO BEING ON THE SOUTHERLY BOUNDARY OF THE HILLSBOROUGH COUNTY PROPERTY AS RECORDED IN OFFICIAL RECORDS BOOK 11543, PAGE 1096, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE ALONG SAID SOUTHERLY BOUNDARIES, N. 86°55'09" E., 309.83 FEET; THENCE ALONG THE EASTERLY BOUNDARY OF SAID HILLSBOROUGH COUNTY PROPERTY THE FOLLOWING SEVEN (7) COURSES: 1) N. 48°24'30" E., 45.44 FEET; 2) N. 42°30'19" E., 75.03 FEET; 3) N. 30°19'13" E., 87.16 FEET; 4) N. 16°03'45" E., 86.19 FEET; 5) N. 48°50'08" W., 29.97 FEET; 6) N. 12°41'41" E., 62.95 FEET; 7) N. 35°19'55" E., 82.76 FEET TO A POINT ON THE NORTH BOUNDARY OF THE AFORESAID SOUTHEAST 1/4 OF SECTION 8; THENCE ALONG SAID NORTH BOUNDARY OF THE SOUTHEAST 1/4 OF SECTION 8, S. 89°29'25" E., 589.76 FEET TO THE NORTHWEST CORNER OF THE TAMPA ELECTRIC COMPANY PROPERTY AS RECORDED IN OFFICIAL RECORDS BOOK 7042, PAGE 798, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE ALONG THE WEST BOUNDARY OF SAID TAMPA ELECTRIC COMPANY PROPERTY, S. 00°30'35" W., 270.66 FEET; THENCE ALONG THE SOUTH BOUNDARY OF SAID TAMPA ELECTRIC COMPANY PROPERTY, N. 86°55'09" E., 246.00 FEET TO THE SOUTHWEST CORNER OF THE PEOPLES GAS SYSTEM, INC. PROPERTY AS RECORDED IN OFFICIAL RECORDS BOOK 7042, PAGE 798, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE ALONG THE SOUTH BOUNDARY OF SAID PEOPLES GAS SYSTEM, INC. PROPERTY, CONTINUE, N. 86°55'09" E., 60.00 FEET; THENCE ALONG THE EAST BOUNDARY OF SAID PEOPLES GAS SYSTEM, INC. PROPERTY, CONTINUE, N. 00°30'35" E., 100.00 FEET; THENCE ALONG THE NORTH BOUNDARY OF SAID PEOPLES GAS SYSTEM, INC. PROPERTY, S. 86°55'09" W., 60.00 FEET TO A POINT ON THE EAST BOUNDARY OF SAID TAMPA ELECTRIC COMPANY PROPERTY; THENCE ALONG SAID EAST BOUNDARY OF THE TAMPA ELECTRIC COMPANY PROPERTY, N. 00°30'35" E., 155.25 FEET TO A POINT ON THE AFORESAID NORTH BOUNDARY OF THE SOUTHEAST 1/4 OF SECTION 8; THENCE ALONG SAID NORTH BOUNDARY OF THE SOUTHEAST 1/4 OF SECTION 8, S. 89°29'25" E., 999.85 FEET TO THE POINT OF BEGINNING.

CONTAINING 22.220 ACRES, MORE OR LESS.

TOWER PARCEL
(PREPARED BY GEOLINE SURVEYING, INC.)

THAT PART OF THE "WESTCHASE CDD" PARCEL AS PER DESCRIPTION RECORDED IN OFFICIAL RECORD BOOK 20950, PAGE 1616 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, SITUATED IN THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 28 SOUTH, RANGE 17 EAST, SAID HILLSBOROUGH COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 28 SOUTH, RANGE 17 EAST, HILLSBOROUGH COUNTY, FLORIDA; THENCE NORTH 89°27'14" WEST ALONG THE NORTH LINE OF SAID SOUTHEAST 1/4 FOR 684.88 FEET; THENCE SOUTH 00°32'48" WEST FOR 152.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 03°02'40" EAST FOR 80.00 FEET; THENCE SOUTH 86°57'20" WEST FOR 35.00 FEET; THENCE NORTH 03°02'40" WEST FOR 80.00 FEET; THENCE NORTH 86°57'20" EAST FOR 35.00 FEET TO SAID POINT OF BEGINNING.

CONTAINING 2,800 SQUARE FEET (0.064 ACRES), MORE OR LESS.

NON-EXCLUSIVE INGRESS, EGRESS AND UTILITY EASEMENT
(PREPARED BY GEOLINE SURVEYING, INC.)

THAT PART OF THE "WESTCHASE CDD" PARCEL AS PER DESCRIPTION RECORDED IN OFFICIAL RECORD BOOK 20950, PAGE 1616 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, SITUATED IN THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 28 SOUTH, RANGE 17 EAST, SAID HILLSBOROUGH COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 28 SOUTH, RANGE 17 EAST, HILLSBOROUGH COUNTY, FLORIDA; THENCE NORTH 89°27'14" WEST ALONG THE NORTH LINE OF SAID SOUTHEAST 1/4 FOR 684.88 FEET; THENCE SOUTH 00°32'48" WEST FOR 152.00 FEET TO THE NORTHEAST CORNER OF A 35 FOOT BY 80 FOOT TOWER PARCEL; THENCE SOUTH 03°02'40" EAST ALONG THE EAST LINE OF SAID TOWER PARCEL FOR 80.00 FEET TO THE SOUTHEAST CORNER OF SAID TOWER PARCEL AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 03°02'40" EAST FOR 86.29 FEET; THENCE SOUTH 86°59'45" WEST FOR 483.70 FEET; THENCE SOUTH 88°10'08" WEST FOR 588.46 FEET TO AN INTERSECTION WITH THE WESTERLY LINE OF THE "WESTCHASE CDD" PARCEL AS PER DESCRIPTION RECORDED IN OFFICIAL RECORD BOOK 20950, PAGE 1616 OF THE PUBLIC RECORDS OF SAID HILLSBOROUGH COUNTY; THENCE NORTH 48°25'41" EAST ALONG SAID WESTERLY LINE FOR 45.44 FEET; THENCE NORTH 88°10'08" EAST FOR 834.12 FEET; THENCE NORTH 86°39'45" EAST FOR 435.18 FEET; THENCE NORTH 45°48'50" EAST FOR 37.65 FEET TO AN INTERSECTION WITH A LINE THAT IS PARALLEL, WITH AND OFFSET 20 FEET WEST OF SAID EAST LINE; THENCE NORTH 03°02'40" WEST ALONG SAID PARALLEL LINE FOR 21.77 FEET TO AN INTERSECTION WITH A LINE THAT IS PARALLEL WITH AND OFFSET 20 FEET SOUTH OF THE SOUTH LINE OF SAID TOWER PARCEL; THENCE SOUTH 86°57'20" WEST ALONG SAID PARALLEL LINE FOR 15.00 FEET TO AN INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE WEST LINE OF SAID TOWER PARCEL; THENCE NORTH 03°02'40" WEST ALONG SAID SOUTHERLY EXTENSION FOR 20.00 FEET TO THE SOUTHWEST CORNER OF SAID TOWER PARCEL; THENCE NORTH 86°57'20" EAST ALONG SAID SOUTH LINE FOR 35.00 FEET TO SAID POINT OF BEGINNING.

CONTAINING 28,574 SQUARE FEET (0.656 ACRES), MORE OR LESS.

BOUNDARY AND TOPOGRAPHIC SURVEY
IN SECTION 8, TOWNSHIP 28 SOUTH, RANGE 17 EAST
HILLSBOROUGH COUNTY, FLORIDA
FOR: VERTEX DEVELOPMENT, LLC

		Professional Land Surveyors 13490 NW 104th Terrace, Suite A Alachua, Florida 32815 (386) 718-0500 Fax: (386) 462-9986 geoline@geolineinc.com	
DESIGNED BY	FLOYD CURTIS	DATE	SEPTEMBER 14, 2021
DRAWN BY	DAVE SHORT	SCALE	AS SHOWN
VERTEX SITE NUMBER VI-529 ADDRESS: COUNTRYWAY BOULEVARD, TAMPA, FL 33628		SHEET # 7 OF 7	

22-0466



Dec. 8, 2021

Re: Proposed Vertex Development, LLC Tower Site No. FL-5291

To Whom it may concern,

I respectfully submit this letter as an explanation of our need for a new telecommunications site in the county of Hillsborough, Florida. As a RF System design engineer for AT&T Mobility, I have performed a thorough analysis of the desired coverage need in area and the interaction of existing AT&T sites within the immediate coverage area. The candidate's selection was based on the proposed site's location relative to the current surrounding sites and coverage enhancements needed within this area of the county. After running numerous propagation modeling's, the location and design height was selected as offered by Vertex Development, LLC, to provide optimum outdoor/indoor coverage and handoff capabilities between the surrounding AT&T sites based on their location and antenna centerlines. My study included field visits and computer analysis with sophisticated RF modeling that takes into account the following variables: (A) The physical characteristics of the frequencies allotted by the FCC to AT&T; (B) The allowable power outputs of those frequencies; (C) The AT&T Mobility equipment specifications; (D) The location of existing AT&T Mobility and other facilities; (E) The topography and building density of the area; (F) The optimum coverage using the minimum use of new tower sites. After this review, it was determined that there are no existing structures within the area to meet AT&T Mobility's engineering objectives. These factors were quantified, and values extrapolated using RF modeling software to arrive at a design location and minimum requirement for antenna height. The site candidate, located at 11029 COUNTRYWAY BOULEVARD, TAMPA FL 33626, identified as AT&T Mobility's North Westchase site, and is required to meet the coverage objective. Existing cell site locations on the network are located approximately 1.6 miles from the targeted location. This new network node will shorten the distance between the existing sites significantly, offering much improved coverage and levels of service for cellular, E911 Location Services and AT&T FIRSTNET services.

As an experienced design Engineer, I have reviewed all viable candidate locations submitted for review and it is my opinion that a new tower at this proposed location would provide the best location and height to expand AT&T's wireless network coverage into the target area.

The frequency plan for this site is also in accordance with FCC requirements and will not interfere with the Public Safety bands assigned by the FCC. AT&T is licensed by the FCC to use the Cellular A band, PCS E, F, C3, C4, C5, 700 B&C, D, AWS-3(I&J) & WCS A, B, C, D, 700 Upper D, 24GHz, F, G, 39GHz N7, N8, N9, N10, N11, N12, N13, N14, Cband B5, C1, C2, C3.

In summary, it is my professional opinion as the radio frequency design engineer, there are no other facilities existing or offered for lease in the proper location and at the required height, which will provide the coverage to meet our requirement of providing excellent wireless and E911 services in this area.

Sincerely,

A handwritten signature in black ink, appearing to read "Roger Self".

Roger Self
Principal Engineer-AT&T Mobility
813-240-9969

22-0466

January 21, 2022

Hillsborough County – Development Services
601 East Kennedy Boulevard, 19th Floor
Tampa, Florida 33602

RE: Application for Special Use and Variance Approval to allow for the construction and use of a 150-foot Monopole Wireless Communications Facility

Applicant: Vertex Development, LLC
3630 W. Kennedy Blvd
Tampa, FL 33609

Owner: Westchase CDD
c/o Andrew Mendenhall, Dist. Mgr.
2654 Cypress Ridge Blvd, Suite 101
Wesley Chapel, FL 33544

Contacts: Alan Ruiz or Jennifer C. Frost, PMP
813-335-4768 / 813-480-7855
alanruiz@vertexdevelopment.net

Dear Staff:

Enclosed herein please find Vertex Development, LLC's (Vertex) application for Special Use and Variance Approvals to construct a 150' monopole-type wireless communications facility ("Tower"). We have enclosed the following documents pursuant to the Hillsborough County Land Development Code (LDC) for Vertex's submittal:

- Application Fee made payable to the "Hillsborough County BOCC"
- Application for Special Use (General)
- Vertex Sunbiz
- Application for Variance
- Adjacent Property Owners List
- Written Description of Request (*this narrative letter*)
- Property Card
- Deed
- Legal Descriptions
- Site Plans
- Survey
- Fall Zone Letter
- Existing Towers Map
- RF Packages – AT&T & T-Mobile
- Zoning Affidavit
- Collocation Letters
- HCAA Height Zoning Map
- FAA 1-A Certification
- FAA Determination of No Hazard (ASN 2021-ASO-41756-OE)
- Federal Communications Commission (FCC) TOWAIR Determination

Vertex is requesting Special Use Approval for a 150' Tower and associated ground equipment to be located on the property at Countryway Boulevard in Tampa, Florida; Folio 003530-0000. The total parent parcel is approximately 22.3 acres MOL (according to the Hillsborough County Property Appraiser's Office), and it is vacant with high voltage power transmission lines throughout. The parcel is zoned "PD" – Planned Development, with a future land use designation of "R-4."

The Tower will be designed to accommodate the four regional wireless telecommunication providers (AT&T, T-Mobile, Verizon and DISH Wireless). The tower compound is 2,800 square feet in addition to any required easements for access and utilities.

Please find below a description how Vertex’s application meets the criteria of the applicable sections of the Hillsborough County LDC.

Sec. 6.11.29. - Communication Facilities, Wireless

...

C. Except as provided above, wireless communication facilities shall be permitted in Planned Development (PD) districts approved after October 1, 2005 only if expressly allowed as a specifically identified use by the conditions of approval. In such cases, the location of the facility, height of the antenna support structure and design and/or camouflage requirements shall be addressed by the PD site plan and conditions. **The parent parcel is zoned "PD" via RZ 92-0106.**

D. Wireless Communication Support Structures (WCSS) General Criteria.

1. The WCSS may be located on a zoning lot containing other principal uses. The facility may be located within an area smaller than the minimum lot size of the applicable zoning district provided the zoning lot on which it is located complies with the applicable minimum lot size or, in non-residential and non-agricultural districts, is a legal nonconforming lot. Required yards and setbacks shall be measured from the boundary of the zoning lot. The area within which the WCSS is located (WCSS Area) shall be the area subject to all other the requirements of this section, unless otherwise provided herein.

The parcel is zoned “PD” has a use of public/quasipublic/institution. The lease area for the tower compound is 2,800 square feet, plus any additional required access and utility easements. Please see Site Plans, Page C1A, for illustration of the following setbacks:

Setbacks (direction)	Setback from Tower Compound
North	146' ±
South	254' ±
East	687' ±
West	215' ±

2. WCSS facilities shall at a minimum, meet the same required yards as those for principal structures in the various districts as set forth in 6.01.01. However, if a greater separation is achieved through a setback, where the zoning lot on which the WCSS is:

a. Adjacent to residentially developed property or residentially zoned property that is developable for residential use, the minimum setback from the property line abutting said residential property shall be 100 percent of structure height.

Please see Site Plans, Page C1A, for illustration of the residential setbacks, which exceed the minimum requirement of 150 feet (or 100 percent), as defined:

Parent Parcel Property Line (direction)	Setback from Tower
North	157' ±
South	321' ±
East	709' ±
West	288' ±

Notwithstanding these requirements, where the applicant can demonstrate, to the satisfaction of the reviewing entity, that one or more of the following mitigating factors justifies a reduction in the setback, a lesser setback may be approved but in no case shall the setback be less than the required yards for principal structures in the applicable zoning district...

Vertex is not requesting a reduction in the required setbacks.

3. WCSS Design Requirements and Permitting Procedures

The following design criteria and permitting procedures shall apply to all WCSS as defined by this Code.

a. Design Criteria

All new WCSS, with the exception of those proposed to be located in the AM, AI, CI and M zoning districts, and PD and IPD districts which generally permit the AM, AI, CI or M use categories, shall be camouflaged as defined by this Code...

Examples of camouflaged towers are contained in the Wireless Communication Support Structure Technical Manual. Except as provided in 3.b.2 below, the applicant shall select the proposed structure type and shall demonstrate how the selection is of a nature or structure type that would be expected or anticipated to occur or be constructed in the general area of the proposed tower location.

Vertex is proposing a 150' Monopole Tower in a PD district that does not generally permit the AM, AI, CI or M use category; therefore, we are requesting a Special Use approval with a waiver of the camouflage requirement. The tower's location is compatible with the surrounding use of power substation and power lines. Finally, the siting of a tower as a general public service and emergency service use (including E911) shall strengthen the wireless service to area and support the health, welfare and safety of the community.

b. Review Process

1. Completeness Review

Vertex understands the Completeness Review process.

2. New WCSS shall be reviewed as a Special Use pursuant to Section 10.02.00...

Vertex is applying for a 150' Monopole-type Tower in PD district on property owned by the Westchase CDD; therefore, Vertex is filing a Special Use Application.

3. **Not applicable.**

4. The table below identifies the zoning districts in which specific camouflage structure types are presumed compatible. If an alternative design to those identified below is desired, the request shall be reviewed pursuant to Section 10.02.00 as a Special Use...

Vertex is proposing a 150' monopole-type Tower in the PD district, which is a deviation from the Camouflage Table. Therefore, we are requesting a Special Use approval with a waiver of the camouflage requirement.

5. Failure to grant or deny a properly completed application for a WCSS within 90 business days renders an application automatically approved and the applicant may proceed with the next level of review without interference or penalty.

Vertex understands this provision.

E. A new WCSS shall not be approved unless it can be documented by the applicant, to the satisfaction of the Administrator, that the proposed WCA cannot be placed on an existing or approved WCSS, on a public structure, or on some other appropriate structure. Factors that must be considered in this determination will include one or more of the following:

- New WCA(s) would exceed the structural capacity of existing and approved WCSS/ other appropriate structures, considering existing and planned use of those WCSS/ structures, and existing and approved towers/structures cannot be reinforced to accommodate new WCA(s) at a reasonable cost.

2. New WCA(s) would cause Radio Frequency (RF) interference which cannot be prevented at a reasonable cost.
3. Existing or approved WCSS's do not have sufficient space on which new WCA's can be placed or are not located so as to allow new WCA's to function effectively and reasonably in parity with other similar equipment in place or approved.
4. There are no existing structures of sufficient height in the area on which to locate a WCA.
5. Other reasons that make it impracticable to place the equipment planned by the applicant on existing and approved towers or other appropriate structures or the leased property.

Reasonable cost shall be defined as the point up to which the cost, including any leasing agreement, of collocation exceeds what would be the cost for the applicant to construct a new WCSS. Construction costs shall not only include costs associated with the actual construction of a new WCSS (including building permits), but also those costs that would be incurred by the applicant in order to secure either a permit, if required for the construction of a new WCSS. Documentation shall be submitted to the Administrator at the time of the permit application and shall contain, at a minimum, a signed statement from appropriate accredited engineer, which may include, but is not limited to a radio frequency engineer and/or a structural engineer, outlining the reasons as to why the proposed WCA cannot be located on an existing or approved structure. Appropriate support material for verification shall be included. Hillsborough County shall obtain the services of an outside expert to review the submitted support material for compliance with paragraphs 1-5 above and other reviews as necessary to verify compliance with this Code. The costs for this review shall be borne by the application.

Reference Existing Towers Map: there are no existing towers for collocation located within approximately 1.6+ miles of the proposed Tower. Furthermore, there are no structures in the area to support the needed height of WCA's. The siting of the proposed Tower as a general public service and emergency service use (including E911) shall strengthen the wireless service to area and support the health, welfare and safety of the community. Finally, please see the Radiofrequency Packages from AT&T and T-Mobile, both justifying the requested height.

- F. The applicant for a new WCSS shall submit a letter of intent committing the WCSS owner and its successors to allow shared use of the WCSS as per the criteria established above or to allow a replacement tower to be erected within the WCSS Area provided that the replacement is physically and contractually feasible and that the cost of modifying or replacing the WCSS to accommodate the collocated WCA is borne by the collocating company. Said letter of intent shall be filed in the Office of the County Clerk and the Administrator prior to any building permit being issued. Reasonable charges (costs) shall be as outlined in E. above.

Please see Zoning Affidavit. Furthermore, AT&T and T-Mobile are supporting Vertex's application. Upon Special Use approval, Vertex shall record the Affidavit in public record.

- G. In order to provide the opportunity for other telecommunication users to collocate on the WCSS, the applicant shall notice other potential users of the new WCSS offering an opportunity for collocation. If during the permit review period, another potential user requests collocation in writing to the Administrator, the request shall be accommodated, unless it can be documented as outlined in E. above, that collocation is not possible.

Please see Collocation Letters. If Vertex receives any responses, Vertex will notify Hillsborough County. Additionally, see Site Plans, Page C3, Note #4.

- H. **Section not applicable. However, Vertex's future collocations shall comply as necessary.**

- I. **Section not applicable since Vertex is not proposing a replacement Tower.**

- J. All applications for a new or replacement WCSS or requesting an increase in the height of an existing WCSS to accommodate collocation of antennas (WCA) or other purposes shall include documentation showing the Hillsborough County Aviation Authority has reviewed the proposal as required by Airport

Zoning Regulations (HCAA Resolution 2010-54, April 1, 2010, as revised) to determine if there is any potential impact on public airports in Hillsborough County. No WCSS shall be located in a manner or built to a height which constitutes a hazard to aviation or creates hazards to persons or property by reason of unusual exposure to aviation hazards.

Please see HCAA Airport Zoning Map; this area is exempt, as the proposed Tower is well outside the notification limits. Also, please see FAA Determination and FCC TOWAIR Determination for compliance with federal agencies.

K. Any WCSS which is abandoned shall be removed or demolished either by the owner of the tower, or by the property owner, but not at Hillsborough County's expense. For the purposes of this section, abandoned shall mean that no commercial operation of any WCA or other commercial antenna on the WCSS has occurred for a one-year period.

Vertex will comply as necessary. Please see Zoning Affidavit.

Sec. 6.06.06. – Buffering and Screening Requirements

The Table of Intensity for Buffers and Screening determines that the proposed Tower is Group 5 Intensity Use (“Neighborhood and General Public Service and Emergency Service Uses”) abutting Group 1 Existing Use (adjacent properties zoned residential in nature). Therefore, the Buffer Screening Matrix is 20’ B.

Vertex is requesting a Variance from buffering and screening requirements, as the proposed Tower is substantially obscured from view on affected adjacent properties by intervening existing vegetation. Please see Aerial Photograph on Site Plans, Page C1, showing dense vegetation around the Tower. Vertex is proposing a six-foot PVC fence around the compound, which will provide adequate screening of accessory structures (shelters) from nearby view. Please see the Variance Application for further explanation.

VARIANCE CRITERIA RESPONSE

You must provide a response to each of the following questions. If additional space is needed, please attach extra pages to this application.

1. Explain how the alleged hardships or practical difficulties are unique and singular to the subject property and are not those suffered in common with other property similarly located?

Vertex is providing Type "A" Screening to a proposed cell tower compound. Vertex is requesting a variance to additional screening requirements due to the volume of existing, intervening vegetation on the parcel. Removing the existing vegetation in order to plant new trees may negatively impact the adjacent wetlands.

2. Describe how the literal requirements of the Land Development Code (LDC) would deprive you of rights commonly enjoyed by other properties in the same district and area under the terms of the LDC.

In order to plant the Type "B" required 10' tall, 2-inch caliper evergreen trees 20 feet apart, we would have to remove more existing mature trees (typical of 12-inch+ caliper) and vegetation. Additionally, the new tree plantings may not have a good chance to thrive due to heavy shading by existing surrounding trees. The practical screening requirement is being met with existing trees and vegetation.

3. Explain how the variance, if allowed, will not substantially interfere with or injure the rights of others whose property would be affected by allowance of the variance.

By utilizing existing, mature trees as a part of the buffering requirements, neighbors' views will be greater obscured from the compound than it would be from removing mature vegetation and planting new trees.

4. Explain how the variance is in harmony with and serves the general intent and purpose of the LDC and the Comprehensive Plan (refer to Section 1.02.02 and 1.02.03 of the LDC for description of intent/purpose).

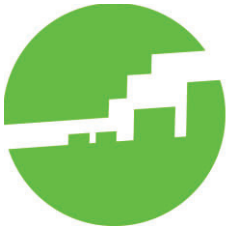
The variance supports the sustainability of natural resources without excessive removal of existing vegetation.

5. Explain how the situation sought to be relieved by the variance does not result from an illegal act or result from the actions of the applicant, resulting in a self-imposed hardship.

Vertex is not seeking relief from all of the Buffering and Screening requirements - just a portion thereof.

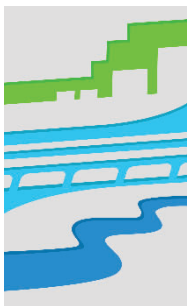
6. Explain how allowing the variance will result in substantial justice being done, considering both the public benefits intended to be secured by the LDC and the individual hardships that will be suffered by a failure to grant a variance.

If the variance is not granted, removing unnecessary healthy, mature trees from the site in order to plant new trees could be considered injurious to the parent parcel's natural resources.



**Hillsborough County
City-County
Planning Commission**

Unincorporated Hillsborough County Rezoning	
Hearing Date: June 21, 2022	Petition: SU 22-0466
Report Prepared: June 6, 2022	0 Countryway Boulevard <i>East of Countryway Boulevard, south of Citrus Park Drive, north of Linebaugh Avenue</i>
Summary Data:	
Comprehensive Plan Finding:	CONSISTENT
Adopted Future Land Use:	Residential-4 (4 du/ga; 0.25 FAR)
Service Area:	Urban
Community Plan:	Northwest Hillsborough
Requested Zoning:	Special Use to permit a 150-foot monopole Wireless Communication Tower
Parcel Size (Approx.):	22.56 +/- acres
Street Functional Classification:	Countryway Boulevard – Collector Citrus Park Drive – Arterial West Linebaugh Avenue - Arterial
Locational Criteria:	N/A
Evacuation Zone:	Zone C



Context

- The +/- 22.56 acre subject site is located on the east side of Countryway Boulevard, south of Citrus Park Drive, and north of West Linebaugh Avenue. The subject site is in the Urban Service Area and is located within the limits of the Northwest Hillsborough Community Plan.
- The subject site is designated as Residential-4 (RES-4) on the Future Land Use Map. Typical allowable uses within this designation include, residential, suburban scale neighborhood commercial, office uses, and multi-purpose projects. Non-residential uses are required to meet locational criteria for specific non-residential land uses.
- RES-4 is located to the north and south of the subject site. Neighborhood Mixed-Use-4 (NMU-4) is located to the west of the subject site. Research Corporate Park (RCP) is located to the west and south west of the site. Office-Commercial-20 (OC-20) is located towards the intersection of Countryway Boulevard and West Linebaugh Avenue. To the east of the subject site is Public/Quasi-Public (P/QP)
- The subject site is currently a TECO power line and power substation that is owned by the Westchase Community Development District (CDD). Single-family residential dwellings are located to the south and north of the subject site. Public Institutional lands are located to the north and east of the subject site. To the west, across Countryway Boulevard are multi-family residential developments. Light commercial uses are located to the south towards the intersection of Countryway Boulevard and West Linebaugh Avenue.
- The subject property is currently zoned as a Planned Development (PD). Planned Developments surround the subject site on the north, south and west sides. Agricultural Single-Family-1 (AS-1) is located to the east of the subject site.
- The applicant is requesting a Special Use to permit a 150-foot monopole wireless communication tower on site.

Compliance with Comprehensive Plan:

The following Goals, Objectives, and Policies apply to this special use request and are used as a basis for a consistency finding.

FUTURE LAND USE ELEMENT

Urban Service Area

Policy 1.4: *Compatibility is defined as the characteristics of different uses or activities or design which allow them to be located near or adjacent to each other in harmony. Some elements affecting compatibility include the following: height, scale, mass and bulk of structures, pedestrian or vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise, odor and architecture. Compatibility does not mean “the same as.” Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development.*

Neighborhood/Community Development

Objective 16: Neighborhood Protection *The neighborhood is a functional unit of community development. There is a need to protect existing neighborhoods and communities and those that*

will emerge in the future. To preserve, protect and enhance neighborhoods and communities, all new development must conform to the following policies.

Policy 16.1: Established and planned neighborhoods and communities shall be protected by restricting incompatible land uses through mechanisms such as:

- a) locational criteria for the placement of non-residential uses as identified in this Plan,
- b) limiting commercial development in residential land use categories to neighborhood scale;
- c) requiring buffer areas and screening devices between unlike land uses;

Policy 16.2: Gradual transitions of intensities between different land uses shall be provided for as new development is proposed and approved, through the use of professional site planning, buffering and screening techniques and control of specific land uses.

Policy 16.3: Development and redevelopment shall be integrated with the adjacent land uses through:

- a) the creation of like uses; or
- b) creation of complementary uses; or
- c) mitigation of adverse impacts; and
- d) transportation/pedestrian connections

TELECOMMUNICATIONS FACILITIES

Objective 46: To ensure that telecommunications facilities are located in a manner that is compatible (as defined in Policy 1.4) with surrounding land uses and compliant with State and Federal law.

Policy 46.1: Telecommunications facilities and towers should comply with applicable Land Development Code regulations including but not limited to setbacks, buffering, screening and camouflaging.

Policy 46.2: Hillsborough County shall comply with State and Federal laws relating to the location of telecommunications facilities.

LIVABLE COMMUNITIES ELEMENT: NORTHWEST AREA COMMUNITY PLAN

Section D

Social and economic vitality and sustainability has been ensured through:

Locating and designing civic infrastructure, buildings and services to support town centers and neighborhoods.

Requiring a range of housing suitable for younger and older people in addition to housing for families in the neighborhood.

Ensuring adequate infrastructure and balancing urban service systems through an equitable assignment of fiscal responsibility between private and public sectors.

Encouraging economic development opportunities to balance employment opportunities with housing.

Enable market forces to affect housing type and density without compromising the neighborhood structure.

*Creating economic incentives for the construction of neighborhoods and town centers.
Stabilizing property values by master planning at the neighborhood and community scale.*

Staff Analysis of Goals, Objectives and Policies:

The applicant has requested a Special Use to permit the placement of a 150-foot monopole Wireless Communication Tower on 22.5 acres with an existing TECO power substation and powerline. The subject site is located in the Urban Service Area and is within the limits of the Northwest Area Community Plan.

The proposed Special Use is a compatible with the development pattern of the surrounding area and meets the intent of Policy 1.4 of the Future Land Use Element (FLUE). The proposed 150-foot monopole Wireless Communication Tower will be located in an area that already has existing public utilities such as a TECO power substation and TECO powerlines on site that service the wider area. The subject site is not encroaching onto residential uses that are located to the south and north and is adjacent to similar public utility type uses, thereby meeting the intent of the Neighborhood Protection policy direction under FLUE Objective 16 and FLUE Policies 16.1, 16.2 and 16.3.

The proposed Special Use also meets the intent of FLUE Objective 46 and Policies 46.1 and 46.2 that require telecommunication towers and facilities to be in areas with compatible land uses and adhere to all local, state and federal laws. The applicant is only requesting a waiver to the camouflage requirement for the monopole tower and is in compliance with all applicable regulations.

The proposed Special Use meets the intent of Section D of the Northwest Area Community Plan that specifically seeks to ensure “...adequate infrastructure and balancing urban service systems through an equitable assignment of fiscal responsibility between private and public sectors.” The applicant is proposing a Wireless Communication Tower that would serve the greater area and is supported by AT&T and T-Mobile, two private sector companies who intend to utilize the communication tower to expand their services in Hillsborough County.

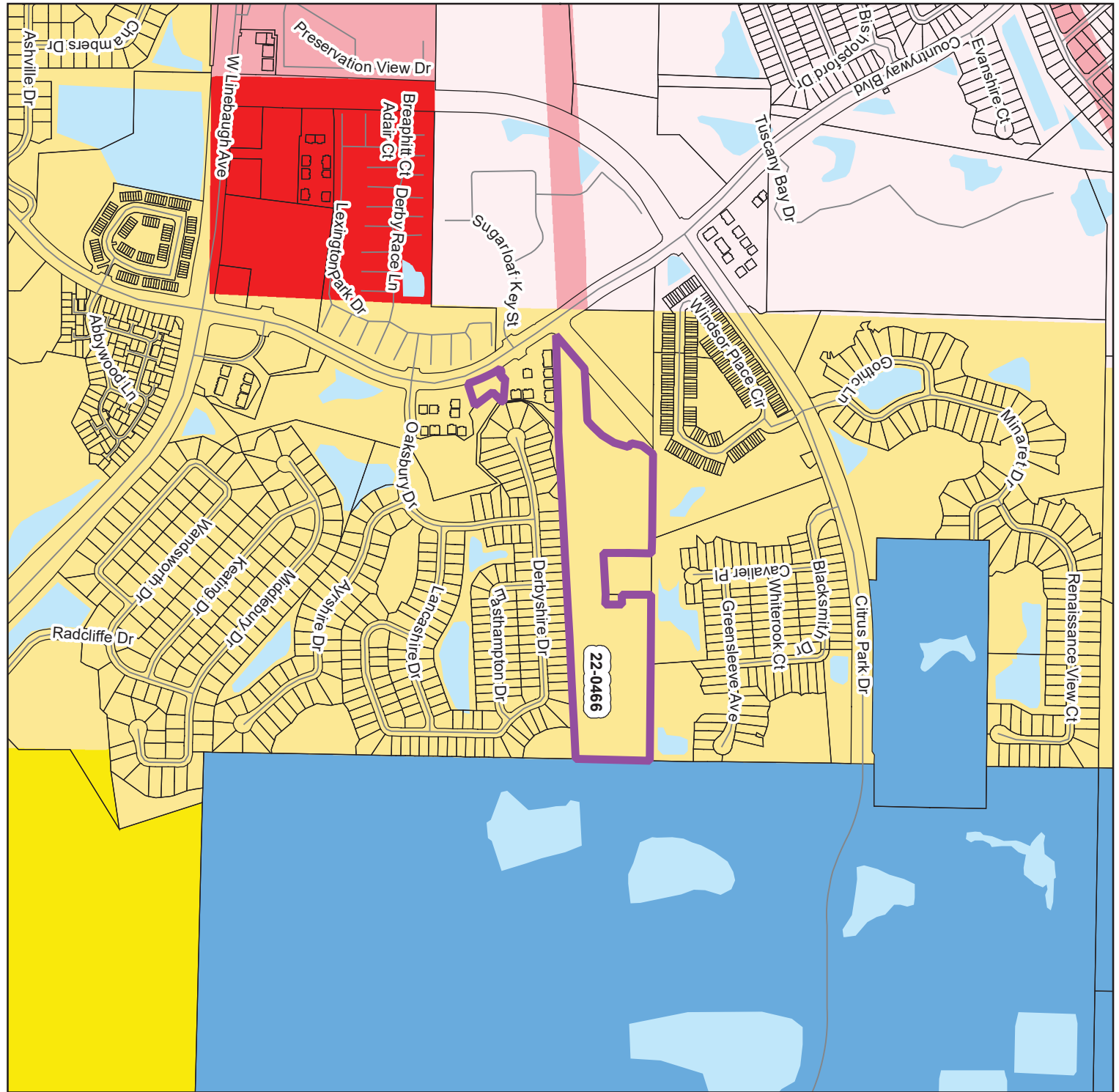
Overall, the proposed Special Use would allow for a development that is consistent with the Goals, Objectives and Policies of the *Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County*, and that is compatible with the existing and planned development pattern found in the surrounding area.

Recommendation

Based upon the above considerations, the Planning Commission staff finds the proposed Special Use **CONSISTENT** with the *Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County*, subject to conditions proposed by the Development Services Department.

HILLSBOROUGH COUNTY FUTURE LAND USE

RZ SU 22-0466



Rezoning Status

APPROVED
CONTINUED
DENIED
WITHDRAWN
PENDING

<All other values>

Geographic Features

Tampa Service
Urban Service
Shoreline
County Boundary
Jurisdiction Boundary
Roads
Parcels

Future Land Use Designations

wam NATURAL LULC - Wet Poly
AGRICULTURAL/AMINING-1/20 (.25 FAR)
PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25 FAR)
AGRICULTURAL-1/10 (.25 FAR)
AGRICULTURAL/RURAL-1/5 (.25 FAR)
AGRICULTURAL ESTATE-1/2.5 (.25 FAR)
RESIDENTIAL-1 (.25 FAR)
RESIDENTIAL-2 (.25 FAR)
RESIDENTIAL PLANNED-2 (.35 FAR)
RESIDENTIAL-4 (.25 FAR)
RESIDENTIAL-6 (.25 FAR)
RESIDENTIAL-9 (.35 FAR)
RESIDENTIAL-12 (.35 FAR)
RESIDENTIAL-16 (.35 FAR)
RESIDENTIAL-20 (.35 FAR)
RESIDENTIAL-35 (1.0 FAR)
NEIGHBORHOOD MIXED USE-4 (3) (.35 FAR)
SUBURBAN MIXED USE-6 (.35 FAR)
COMMUNITY MIXED USE-12 (.50 FAR)
URBAN MIXED USE-20 (1.0 FAR)
REGIONAL MIXED USE-35 (2.0 FAR)
OC-20
RESEARCH CORPORATE PARK (1.0 FAR)
ENERGY INDUSTRIAL PARK (.50 FAR USES OTHER THAN RETAIL, .25 FAR RETAIL/COMMERCE)
LIGHT INDUSTRIAL PLANNED (.50 FAR)
LIGHT INDUSTRIAL (.50 FAR)
HEAVY INDUSTRIAL (.50 FAR)
PUBLIC/QUASIPUBLIC
NATURAL PRESERVATION
WIMAUVA VILLAGE RESIDENTIAL-2 (.25 FAR)
CITRUS PARK VILLAGE

DATA SOURCES: Rezoned boundaries from the Planning Commission and an official parcel line and street from Hillsborough County Property Appraiser. All other data was provided by the applicant and/or the applicant's consultant. The map is a representation of the future land use designations of Hillsborough County City/County Planning Commission.

ACQUA/CIT: This indicates that the applicant has submitted a request for a Conditional Use Permit (CUP) to the Hillsborough County City/County Planning Commission. The map is for illustrative purposes only. For the most current data and information, see the applicant's website.



Prepared by: Erin R. McCormick, Esq.
Fowler White Boggs P.A.
501 E. Kennedy Boulevard
Suite 1700
Tampa, Florida 33602

SPECIAL WARRANTY DEED

STATE OF FLORIDA)
)
COUNTY OF HILLSBOROUGH)

THIS INDENTURE, made as of the 7th day of February, 2012, between WESTBROOK WESTCHASE, L.P., a Delaware limited partnership whose post office address is c/o Newland Real Estate Group LLC, 1137 Marbella Plaza Drive, Tampa, Florida 33619, "**Grantor**", and WESTCHASE COMMUNITY DEVELOPMENT DISTRICT, a community development district established pursuant to Chapter 190, Florida Statutes, a "**Grantee**".

WITNESSETH that said Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, and Grantee's successors and assigns forever, the following described land, situate, laying and being in Hillsborough County, Florida, to wit:

See Exhibit A attached hereto for the Legal Description

Subject to all matters of record as of the date hereof.

To have and to hold the same in fee simple forever. Said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever, claiming by, through or under the Grantor, but against none other.

[REMAINDER OF PAGE LEFT BLANK INTENTIONALLY]

WESTCHASE UNDEVELOPED PARCEL
PART OF FOLIO NO. 3530.0000

PART 2 - Parcel 1

DESCRIPTION: A parcel of land lying in the Southeast 1/4 of Section 8, Township 28 South, Range 17 East, Hillsborough County, Florida, and being more particularly described as follows:

COMMENCE at the Northeast corner of the Southeast 1/4 of said Section 8 for a **POINT OF BEGINNING**, run thence along the East boundary of said Southeast 1/4 of said Section 8, S.01°02'58"W., 438.27 feet, to the Northeast corner of WESTCHASE SECTION "225", "227" AND "229", according to plat thereof as recorded in Plat Book 74, Page 14, Public Records of Hillsborough County, Florida, said point also being a point on the Southerly boundary of a 75 foot wide Tampa Electric Company Easement as recorded in O.R. Book 2831, Page 679, Public Records of Hillsborough County, Florida; thence along the Northerly boundary of said WESTCHASE SECTION "225", "227" AND "229" and the Southerly boundary of said 75 foot wide Tampa Electric Company Easement, S.86°55'09"W., 2532.65 feet to a point on the Southeasterly boundary of the Hillsborough County property for future Ehrlich Road as recorded in Official Records Book 7531, Page 1307, Public Records of Hillsborough County, Florida; thence along said Southeasterly boundary the following two (2) courses: 1) Northerly, 15.47 feet along the arc of a curve to the right having a radius of 35.00 feet and a central angle of 25°19'49" (chord bearing N.35°55'57"E., 15.35 feet) to a point of tangency; 2) N.48°35'52"E., 254.93 feet to a point on the Southerly boundary of a 30 foot wide Houston Texas Gas and Oil (Florida Transmission Co.) Main Easement, as recorded in Official Records Book 256, Page 175, Public Records of Hillsborough County, Florida, said point also being on the Southerly boundary of the Hillsborough County property, as recorded in Official Records Book 11543, Page 1096, Public Records of Hillsborough County, Florida; thence along said Southerly boundaries, N.86°55'09"E., 309.83 feet; thence along the Easterly boundary of said Hillsborough County property the following seven (7) courses: 1) N.48°24'30"E., 45.44 feet; 2) N.42°30'19"E., 75.03 feet; 3) N.30°19'13"E., 87.16 feet; 4) N.16°03'45"E., 86.19 feet; 5) N.46°50'08"W., 29.97 feet; 6) N.12°41'41"E., 62.95 feet; 7) N.35°19'55"E., 82.76 feet to a point on the North boundary of the aforesaid Southeast 1/4 of Section 8; thence along said North boundary of the Southeast 1/4 of Section 8, S.89°29'25"E., 589.76 feet to the Northwest corner

of the Tampa Electric Company property, as recorded in Official Records Book 7042, Page 798, Public Records of Hillsborough County, Florida; thence along the West boundary of said Tampa Electric Company property, S.00°30'35"W., 270.66 feet; thence along the South boundary of said Tampa Electric Company property, N.86°55'09"E., 246.00 feet to the Southwest corner of the Peoples Gas System Inc. property, as recorded in Official Records Book 7042, Page 798, Public Records of Hillsborough County, Florida; thence along the South boundary of said Peoples Gas System Inc. property, continue, N.86°55'09"E., 60.00 feet; thence along the East boundary of said Peoples Gas System Inc. property, N.00°30'35"E., 100.00 feet; thence along the North boundary of said Peoples Gas System Inc. property, S.86°55'09"W., 60.00 feet to a point on the East boundary of said Tampa Electric Company property; thence along said East boundary of the Tampa Electric Company property, N.00°30'35"E., 155.25 feet to a point on the aforesaid North boundary of the Southeast 1/4 of Section 8; thence along said North boundary of the Southeast 1/4 of Section 8, S.89°29'25"E., 999.85 feet to the **POINT OF BEGINNING**.

Containing 22.220 acres, more or less.

PART 2 - Parcel 2

DESCRIPTION: A parcel of land lying in the Southeast 1/4 of Section 8, Township 28 South, Range 17 East, Hillsborough County, Florida, and being more particularly described as follows:

COMMENCE at the Northwest corner of said Southeast 1/4 of Section 8, run thence along the West boundary of said Southeast 1/4 of Section 8, S.01°34'46"W., 407.93 feet to a point on a curve on the Easterly right-of-way line of COUNTRYWAY BOULEVARD 4TH EXTENSION, as recorded in Official Record Book 7531, Page 1307, Public Records of Hillsborough County, Florida; thence along said Easterly right-of-way line the following two (2) courses: 1) Southeasterly, 20.78 feet along the arc of a curve to the left having a radius of 1950.00 feet and a central angle of 00°36'38" (chord bearing S.37°13'48"E., 20.78 feet) to a point of tangency; 2) S.37°32'07"E., 410.59 feet to the Northerlymost corner of COUNTRYWAY BOULEVARD 3RD. EXTENSION, according to the plat thereof as recorded in Plat Book 74, Page 09, Public Records of Hillsborough County, Florida; thence along the

Easterly right-of-way line of COUNTRYWAY BOULEVARD 3RD EXTENSION, the following six (6) courses: 1) continue S.37°32'07"E., 5.00 feet to a point of curvature; 2) Easterly, 39.27 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 90°00'00" (chord bearing S.82°32'07"E., 35.36 feet); 3) S.37°32'07"E., 60.00 feet to a point on a curve; 4) Southerly, 39.27 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 90°00'00" (chord bearing S.07°27'53"W., 35.36 feet) to a point of tangency; 5) S.37°32'07"E., 24.41 feet to a point of curvature; 6) Southeasterly, 68.73 feet along the arc of a curve to the right having a radius of 800.00 feet and a central angle of 04°55'22" (chord bearing S.35°04'26"E., 68.71 feet) to the Southwest corner of the Westchase Professional Center, LLC property referred to as SECTION "240", as recorded in Official Records Book 14190, Page 91, Public Records of Hillsborough County, Florida, said point also being the **POINT OF BEGINNING**; thence along the Southerly boundary of said SECTION "240" the following four (4) courses: 1) N.57°23'14"E., 19.22 feet; 2) S.76°42'34"E., 36.46 feet; 3) N.09°10'22"E., 30.00 feet; 4) S.84°59'37"E., 137.23 feet to a point on the Westerly boundary of the Westchase Community Development District property, as recorded in Official Records Book 14190, Page 138, Public Records of Hillsborough County, Florida; thence along said Westerly boundary of the Westchase Community Development District property the following three (3) courses: 1) S.00°23'03"E., 10.00 feet; 2) S.45°23'26"W., 74.86 feet; 3) S.36°17'52"E., 132.27 feet to a point on the Northerly boundary of the Westchase Professional Center, LLC property referred to as SECTION "235", as recorded in Official Records Book 14190, Page 91, Public Records of Hillsborough County, Florida; thence along said Northerly boundary of SECTION "235", S.72°28'51"W., 135.49 feet to a point on a curve on the aforesaid Easterly right-of-way line of COUNTRYWAY BOULEVARD 3RD EXTENSION; thence along said Easterly right-of-way line, Northwesterly, 210.74 feet along the arc of said curve to the left having a radius of 800.00 feet and a central angle of 15°05'36" (chord bearing N.25°03'57"W., 210.14 feet) to the **POINT OF BEGINNING**.

Containing 0.613 acres, more or less.

WESTCHASE NORTH – LEGAL DESCRIPTIONS

PARENT PARCEL

(OFFICIAL RECORD BOOK 20950, PAGE 1616)
PART 2 - PARCEL 1

DESCRIPTION: A PARCEL OF LAND LYING IN THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 28 SOUTH, RANGE 17 EAST, HILLSBOROUGH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 8 FOR A POINT OF BEGINNING, RUN THENCE ALONG THE EAST BOUNDARY OF SAID SOUTHEAST 1/4 OF SAID SECTION 8, S. 01°02'58" W., 438.27 FEET, TO THE NORTHEAST CORNER OF WESTCHASE SECTION "225, "227 AND "229, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 74, PAGE 14, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, SAID POINT ALSO BEING A POINT ON THE SOUTHERLY BOUNDARY OF A 75 FOOT WIDE TAMPA ELECTRIC COMPANY EASEMENT AS RECORDED IN O.R. BOOK 2831, PAGE 679, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE ALONG THE NORTHERLY BOUNDARY OF SAID WESTCHASE SECTION "225, "227 AND "229 AND THE SOUTHERLY BOUNDARY OF SAID 75 FOOT WIDE TAMPA ELECTRIC COMPANY EASEMENT, S. 86°55'09" W., 2532.65 FEET TO A POINT ON THE SOUTHEASTERLY BOUNDARY OF THE HILLSBOROUGH COUNTY PROPERTY FOR FUTURE EHRlich ROAD AS RECORDED IN OFFICIAL RECORDS BOOK 7531, PAGE 1307, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE ALONG SAID SOUTHEASTERLY BOUNDARY THE FOLLOWING TWO (2) COURSES: 1) NORTHERLY, 15.47 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 35.00 FEET AND A CENTRAL ANGLE OF 25°19'49" (CHORD BEARING N. 35°55'57" E., 15.35 FEET) TO A POINT OF TANGENCY; 2) N. 48°35'52" E., 254.93 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF A 30 FOOT WIDE HOUSTON TEXAS GAS AND OIL (FLORIDA TRANSMISSION CO.) MAIN EASEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 256, PAGE 175, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, SAID POINT ALSO BEING ON THE SOUTHERLY BOUNDARY OF THE HILLSBOROUGH COUNTY PROPERTY, AS RECORDED IN OFFICIAL RECORDS BOOK 11543, PAGE 1096, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE ALONG SAID SOUTHERLY BOUNDARIES, N. 86°55'09" E., 309.83 FEET; THENCE ALONG THE EASTERLY BOUNDARY OF SAID HILLSBOROUGH COUNTY PROPERTY THE FOLLOWING SEVEN (7) COURSES: 1) N. 48°24'30" E., 45.44 FEET; 2) N. 42°30'19" E., 75.03 FEET; 3) N. 30°19'13" E., 87.16 FEET; 4) N. 16°03'45" E., 86.19 FEET; 5) N. 46°50'08" W., 29.97 FEET; 6) N. 12°41'41" E., 62.95 FEET; 7) N. 35°19'55" E., 82.76 FEET TO A POINT ON THE NORTH BOUNDARY OF THE AFORESAID SOUTHEAST 1/4 OF SECTION 8; THENCE ALONG SAID NORTH BOUNDARY OF THE SOUTHEAST 1/4 OF SECTION 8, S. 89°29'25" E., 589.76 FEET TO THE NORTHWEST CORNER OF THE TAMPA ELECTRIC COMPANY PROPERTY, AS RECORDED IN OFFICIAL RECORDS BOOK 7042, PAGE 798, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE ALONG THE WEST BOUNDARY OF SAID TAMPA ELECTRIC COMPANY PROPERTY, S. 00°30'35" W., 270.66 FEET; THENCE ALONG THE SOUTH BOUNDARY OF SAID TAMPA ELECTRIC COMPANY PROPERTY, N. 86°55'09" E., 246.00 FEET TO THE SOUTHWEST CORNER OF THE PEOPLES GAS SYSTEM INC. PROPERTY, AS RECORDED IN OFFICIAL RECORDS BOOK 7042, PAGE 798, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE ALONG THE SOUTH BOUNDARY OF SAID PEOPLES GAS SYSTEM INC. PROPERTY, CONTINUE, N. 86°55'09" E., 60.00 FEET; THENCE ALONG THE EAST BOUNDARY OF SAID PEOPLES GAS SYSTEM INC. PROPERTY, N. 00°30'35" E., 100.00 FEET; THENCE ALONG THE NORTH BOUNDARY OF SAID PEOPLES GAS SYSTEM INC. PROPERTY, S. 86°55'09" W., 60.00 FEET TO A POINT ON THE EAST BOUNDARY OF SAID TAMPA ELECTRIC COMPANY PROPERTY; THENCE ALONG SAID EAST BOUNDARY OF THE TAMPA ELECTRIC COMPANY PROPERTY, N. 00°30'35" E., 155.25 FEET TO A POINT ON THE AFORESAID NORTH BOUNDARY OF THE SOUTHEAST 1/4 OF SECTION 8; THENCE ALONG SAID NORTH BOUNDARY OF THE SOUTHEAST 1/4 OF SECTION 8, S. 89°29'25" E., 999.85 FEET TO THE POINT OF BEGINNING.
CONTAINING 22.220 ACRES, MORE OR LESS.

22-0466

TOWER PARCEL

(PREPARED BY GEOLINE SURVEYING, INC.)

THAT PART OF THE "WESTCHASE CDD" PARCEL AS PER DESCRIPTION RECORDED IN OFFICIAL RECORD BOOK 20950, PAGE 1616 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, SITUATED IN THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 28 SOUTH, RANGE 17 EAST, SAID HILLSBOROUGH COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 28 SOUTH, RANGE 17 EAST, HILLSBOROUGH COUNTY, FLORIDA; THENCE NORTH 89°27'14" WEST ALONG THE NORTH LINE OF SAID SOUTHEAST 1/4 FOR 684.88 FEET; THENCE SOUTH 00°32'46" WEST FOR 152.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 03°02'40" EAST FOR 80.00 FEET; THENCE SOUTH 86°57'20" WEST FOR 35.00 FEET; THENCE NORTH 03°02'40" WEST FOR 80.00 FEET; THENCE NORTH 86°57'20" EAST FOR 35.00 FEET TO SAID POINT OF BEGINNING.

CONTAINING 2,800 SQUARE FEET (0.064 ACRES), MORE OR LESS.

20 FOOT WIDE NON-EXCLUSIVE INGRESS, EGRESS AND UTILITY EASEMENT

(PREPARED BY GEOLINE SURVEYING, INC.)

THAT PART OF THE "WESTCHASE CDD" PARCEL AS PER DESCRIPTION RECORDED IN OFFICIAL RECORD BOOK 20950, PAGE 1616 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, SITUATED IN THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 28 SOUTH, RANGE 17 EAST, SAID HILLSBOROUGH COUNTY, LYING WITHIN 10 FEET OF BOTH SIDES OF A CENTERLINE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 28 SOUTH, RANGE 17 EAST, HILLSBOROUGH COUNTY, FLORIDA; THENCE NORTH 89°27'14" WEST ALONG THE NORTH LINE OF SAID SOUTHEAST 1/4 FOR 684.88 FEET; THENCE SOUTH 00°32'46" WEST FOR 152.00 FEET TO THE NORTHEAST CORNER OF A 35 FOOT BY 80 FOOT TOWER PARCEL; THENCE SOUTH 03°02'40" EAST ALONG THE EAST LINE OF SAID TOWER PARCEL FOR 80.00 FEET TO THE SOUTHEAST CORNER OF SAID TOWER PARCEL; THENCE SOUTH 86°57'20" WEST ALONG THE SOUTH LINE OF SAID TOWER PARCEL FOR 25.00 FEET TO THE POINT OF BEGINNING OF THE CENTERLINE OF THE HEREIN DESCRIBED 20 FOOT WIDE NON-EXCLUSIVE INGRESS, EGRESS AND UTILITY EASEMENT; THENCE SOUTH 03°02'40" EAST FOR 10.00 FEET; THENCE NORTH 86°57'20" EAST ALONG A LINE PARALLEL WITH SAID SOUTH LINE FOR 15.00 FEET; THENCE SOUTH 03°02'40" EAST FOR 66.35 FEET; THENCE SOUTH 86°39'45" WEST FOR 473.62 FEET; THENCE SOUTH 88°10'08" WEST FOR 846.29 FEET TO AN INTERSECTION WITH THE WESTERLY LINE OF THE "WESTCHASE CDD" PARCEL AS PER DESCRIPTION RECORDED IN OFFICIAL RECORD BOOK 20950, PAGE 1616 OF THE PUBLIC RECORDS OF SAID HILLSBOROUGH COUNTY AND THE POINT OF TERMINUS OF THE HEREIN DESCRIBED CENTERLINE.

CONTAINING 28,225 SQUARE FEET (0.648 ACRES), MORE OR LESS.



Received
01/21/2022
Development Services

SPECIAL USE (GENERAL)

IMPORTANT INSTRUCTIONS TO ALL APPLICANTS:

You must schedule an appointment to submit this application. To request an appointment please call 813-272-5600. All requirements listed on the submittal checklist must be met. **Incomplete applications will not be accepted.**

Property Information

Address: Countryway Blvd City/State/Zip: Tampa, FL 33626 TWN-RN-SEC: 28S-17E-08
Folio(s): 003530-0000 Zoning: PD Future Land Use: R-4 Property Size: 22.33ac

Property Owner Information

Name: Westchase CDD Daytime Phone: _____
Address: 2654 Cypress Ridge Blvd, Ste 101, c/o Andrew Mendenhall City/State/Zip: Wesley Chapel, FL 33544
Email: Andy.Mendenhall@inframark.com FAX Number: _____

Applicant Information

Name: Vertex Development, LLC / Alan Ruiz Daytime Phone: 813-335-4768
Address: 3630 W. Kennedy Blvd City/State/Zip: Tampa, FL 33609
Email: alanruiz@vertexdevelopment.net FAX Number: 813-436-5674

Applicant's Representative (if different than above)

Name: _____ Daytime Phone: _____
Address: _____ City / State/Zip: _____
Email: _____ FAX Number: _____

I HEREBY SWEAR OR AFFIRM THAT ALL THE INFORMATION PROVIDED IN THIS APPLICATION PACKET IS TRUE AND ACCURATE, TO THE BEST OF MY KNOWLEDGE, AND AUTHORIZE THE REPRESENTATIVE LISTED ABOVE TO ACT ON MY BEHALF FOR THIS APPLICATION


Signature of Applicant
Alan Ruiz
Type or Print Name

I HEREBY AUTHORIZE THE PROCESSING OF THIS APPLICATION AND RECOGNIZE THAT THE FINAL ACTION ON THIS PETITION SHALL BE BINDING TO THE PROPERTY AS WELL AS TO CURRENT AND ANY FUTURE OWNERS.


Signature of Property Owner
Matthew Lewis, Chair, Board of Supervisors, Westchase Community Development District
Type or Print Name

Intake Staff Signature: Ana Lizardo Office Use Only Intake Date: 01/21/2022
Case Number: 22-0466 Public Hearing Date: 04/25/2022 Receipt Number: 124339
Type of Application: SU-CFW

Development Services, 601 E Kennedy Blvd. 19th Floor

Revised 07/02/2014

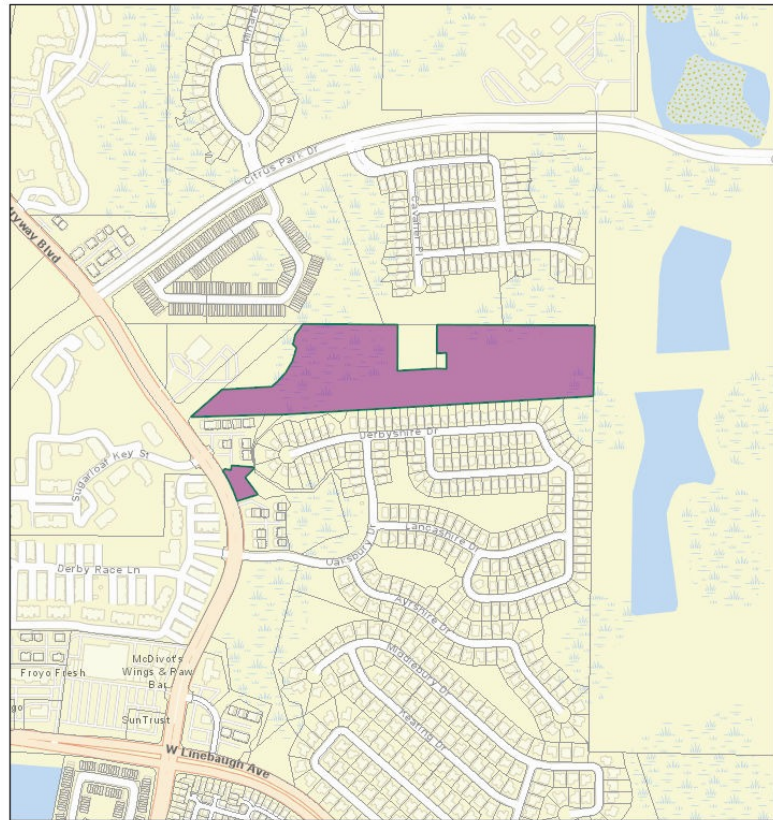
22-0466



PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Planned Development
Zoning	PD
Description	Planned Development
RZ	92-0106
Flood Zone:A	
Flood Zone:A	
Flood Zone:A	
Flood Zone:X	AREA OF MINIMAL FLOOD HAZARD
Flood Zone:AE	BFE = 18.0 ft
FIRM Panel	0180H
FIRM Panel	12057C0180H
Suffix	H
Effective Date	Thu Aug 28 2008
FIRM Panel	0186H
FIRM Panel	12057C0186H
Suffix	H
Effective Date	Thu Aug 28 2008
Pre 2008 Flood Zone	X
Pre 2008 Flood Zone	X
Pre 2008 Flood Zone	X
Pre 2008 Flood Zone	A
Pre 2008 Flood Zone	A
Pre 2008 Flood Zone	A
Pre 2008 Firm Panel	1201120190D
County Wide Planning Area	Northwest Hillsborough
Community Base Planning Area	Northwest Hillsborough Area
Planned Development	PD
Re-zoning	null
Personal Appearances	00-0882,03-0674,15-1137
Planned Development	PD
Re-zoning	null
Minor Changes	02-1121,03-1408
Major Modifications	98-1456,95-0050,98-1045,98-0064
Personal Appearances	04-0612,04-1412,03-0708 WD,01-0499,00-0296,00-0206,98-0451,97-0046,97-0336,97-0193,97-0081,98-0609,03-0016,03-1408,17-0336,18-0503
Census Data	Tract: 011506 Block: 1028
Census Data	Tract: 011506 Block: 1022
Census Data	Tract: 011506 Block: 3004
Future Landuse	R-4
Urban Service Area	USA
Mobility Assessment District	Urban
Mobility Benefit District	1
Fire Impact Fee	Northwest
Parks/Schools Impact Fee	NORTHWEST
ROW/Transportation Impact Fee	ZONE 1
Wind Borne Debris Area	140 MPH Area
Competitive Sites	NO

Folio: 3530.0000



January 26, 2022

1:7,629
0 0.05 0.1 0.2 mi
0 0.1 0.2 0.4 km

RS, Hillsborough County - Public Works - Geomatics - Streets & Addresses

Hillsborough County Florida

Folio: 3530.0000
PIN: U-08-28-17-ZZZ-000000-27290.0
WESTCHASE CDD
Mailing Address:
C/O MOYER & ASSOC/SEVERN TRENT
210 N UNIVERSITY DR STE 702
CORAL SPRINGS, FL 33071-7320
Site Address:
0 COUNTRYWAY BLVD
TAMPA, FL 33626
SEC-TWN-RNG: 08-28-17
Acreage: 22.56780052
Market Value: \$16,748.00
Landuse Code: 8900 GOVERNMENT

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1. Any error, omissions, or inaccuracies in the information provided regardless of how caused.
- Or
2. Any decision made or action taken or not taken by any person in reliance upon any information or data furnished hereunder.

22-0466